

Chapter 7. Community Infrastructure and Services Element

7.1 Introduction

Purpose

The purpose of this element is to present policies and implementation measures intended to ensure the provision of adequate community infrastructure and service based on an analysis of existing capacity, future demand, and funding options. The Community Infrastructure and Services Technical Report is the background analysis supporting these policies and provides information regarding current and future facilities improvement requirements, acceptable levels of service, funding methods and priorities, and the timing of facility and service availability.

7.2 Background

Relationship to Other Elements

This Element concentrates on adequate community infrastructure and service levels throughout the County. Many of the issues covered in this Element directly overlap those contained in the Circulation, Growth Management, Water Resources, Land Use and Safety Elements. While the other Elements listed above provide policies addressing the use of land, natural resources conservation, and hazard mitigation, the Community Infrastructure and Services Element focuses on the range of services available in communities, appropriate levels of service, and tools to fund desired services.

Community Infrastructure and Services

Adequate public infrastructure and services provides a foundation for growth and are essential for community health, safety, and quality of life. The County has a direct role in roadways, law enforcement and drainage but most other infrastructure and services are provided by other service providers. Given the importance of adequate infrastructure and services to the implementation of the General Plan and to the future of Humboldt County the General Plan includes policies that establish partnerships between the County and local service providers to ensure coordination and efficiency in the development of the community. The County's partnerships will encompass land use, infrastructure, and services planning as well as development review.

Roadways

Humboldt County contains approximately 1,400 miles of County and city roads, state highways, and roadways on federal lands. Issues affecting the County road system include roadway safety, capacity, and condition. Roadway maintenance is a challenge for rural areas such as Humboldt County, where lower population densities and long travel distances mean that limited road maintenance funds are spread across an extensive network of roads. Roadway capacity is generally less of an issue for rural areas due to the lower population densities. However, some roadways in urbanized

portions of the unincorporated area (such as Eureka and McKinleyville) are subject to existing and projected areas of congestion.

Lack of funding is the critical factor affecting the condition of Humboldt County roads and the ability of the County to expand roadway capacity. The Public Works Department has identified a \$100 million current roadway maintenance backlog, not including local roads. In addition, past statewide budget shortfalls in transportation improvement funding have led to delays in new roadway improvement projects. Funding for ongoing maintenance and roadway capacity improvement projects is a central General Plan Update issue.

Law Enforcement

The Humboldt County Sheriff's Office is responsible for law enforcement in the unincorporated area and provides a range of law enforcement services throughout the County as well, including criminal investigation, court services, and corrections. The Community Infrastructure and Services Technical Report found that Sheriff's Office facilities are insufficient for current needs and the department does not have adequate funding to maintain generally accepted officer to population ratios. In addition, budget limitations make it so that the Sheriff's Office cannot adequately compete for qualified officers, and personnel vacancies remain unfilled for extended periods.

Storm Drainage and Flood Control

The Humboldt County Public Works Department is responsible for storm drainage within the unincorporated areas of the County and is responsible for the maintenance of flood control levees along the Eel River at Sandy Prairie, the Mad River at Blue Lake, and Redwood Creek at Orick. The Community Infrastructure and Services Technical Report found that, aside from McKinleyville and the unincorporated area around Eureka, the majority of the County does not have improved stormwater conveyance systems. Outside of the County's urban areas, stormwater follows a natural drainage pattern before either infiltrating or entering a waterway. The County also maintains a significant number (estimated in the thousands) of culverts under County roadways. These culverts are located throughout the County's many drainage swales, creeks and streams.

The County's stormwater system varies in condition. Much of the infrastructure is very old and is reaching the end of its design life. The County lacks a dedicated source of funding for drainage maintenance and does not have sufficient funding to make improvements to this system. A systematic master planning and replacement program intended to upgrade and expand stormwater infrastructure is needed, but funding to do so is lacking

Fire Protection Services

Fire protection services include more than fire suppression. Fire departments provide a range of services, including emergency medical services (approximately 80 percent of calls for service are emergency medical), auto extrication, technical rescue (rope, swift water, and confined space rescue), hazardous materials, and general public assistance responses. In responding to emergencies, local fire departments work closely with law enforcement, public utilities, the County Office of Emergency Services, and ambulance companies. Fire departments and ambulance companies are both dispatched to medical calls. In most cases, fire departments arrive on scene prior to the ambulance and are expected to gather vital signs, stabilize the patient, and prepare the patient for transport.

For the purposes of this General Plan Element fire protection is defined to include all of the response types described above. Fire protection in Humboldt County is provided by one County Service Area (CSA), five Community Service Districts (CSDs), 16 Fire Protection Districts (FPDs), one Resort Improvement District (RID), and two city fire departments. There are also 18 non-profit corporations who are volunteer fire departments not associated with a district that protect their own communities. All but of these four departments are staffed entirely by volunteers. In spite of the array of fire related districts and non-district related departments providing service to Humboldt County communities, substantial portions of the County are outside district boundaries. Fire departments regularly provide service to areas outside districts boundaries. In addition many portions of County within fire related district boundaries are under-served.

The most critical issues facing fire protection service providers is the lack of adequate funding. Lack of funding for fire service providers results in limited administrative capacity; inadequate facilities, equipment and apparatus; and contributes to the lack of adequate personnel. The Master Fire Protection Plan and Community Infrastructure and Services Technical Report outlined a series of actions intended to address these issues. This Element focuses on improving existing fire protection funding, ensuring that new development pays its fair share of fire protection costs, and increasing the portion of the County within fire related districts to help ensure stable ongoing sources of funding.

Water and Wastewater Systems

There are 17 cities and special districts in Humboldt County currently provide wastewater services, fourteen of whom operate wastewater collection systems and treatment plants, the remaining three operate only collection systems. In addition, there are two company towns served by privately owned wastewater collection and treatment systems that are not regulated by the California Public Utilities Commission as public utilities. At least two additional special districts are considering developing new wastewater systems to address public health concerns in their community. The remainder of the County is served by on-site septic systems. Almost all of the wastewater service providers in the County also provide water service. In addition, there are 18 other entities that provide water service including cities, special districts, and public utility companies.

The Community Infrastructure and Services Technical Report found that most water and wastewater systems in the County were constructed using grants funds, are quite old and deteriorating, and in need of improvement. Without exception, all service providers face the need to invest in maintenance and upgrades required to keep their systems in compliance with state standards. Almost all service providers lack the funding to make the necessary improvements. Further, many of these service providers have limited managerial, financial, or technical resources to draw from to solve these problems.

Parks and Recreation

Parks and open space areas are important elements of the urban environment. As a rural county, Humboldt County has a wealth of outdoor recreational opportunities. More than twenty percent of the county's 2.3 million acres are protected open space, forests, and recreation areas. Within the county boundaries, there are federal and state parks, 16 county parks and beaches operated by the Humboldt County Parks Division, recreational areas and reserves, city parks, and parks operated by special districts and non-profit organizations. These areas contribute to the quality of life in Humboldt County and provide needed recreation opportunities for residents of neighboring counties and

visitors from all over the world. However, most parks in Humboldt County are regional in scope. Outside the seven Humboldt County cities, there are few local community or neighborhood parks.

Street Lighting

Street lighting tends to reduce accidents in urban and suburban areas where there are intersections and concentrations of pedestrians. In addition to its traffic safety benefits, lighting may serve as a crime deterrent, may aid law enforcement agencies, and contribute to user comfort and community pride. Street lights can be provided by counties, cities, or by special districts. Lighting services can be funded through a portion of the one-percent property tax revenue; through a special assessment, or special tax levied by districts, cities, or a county; as service charges through utility billing; or through other general fund revenue. In Humboldt County, street lighting is provided by each of the seven cities; three community services districts; and eight street lighting districts formed by Humboldt County and governed by the Board of Supervisors. Street lighting services are available in only about half of the urbanized areas of the County.

Other Public Utilities and Services

Humboldt County communities are served by public schools, libraries and other County facilities, as well as public utilities providing electricity, natural gas and telecommunications. Although Humboldt County does not regulate or operate schools or public utilities, there is a connection between Humboldt County land use planning and school and utility planning and operations. As a result, land use decisions should be closely coordinated with school districts and public utilities to ensure that capacity is available when development occurs.

In December, 2004, Living in a Networked World: Humboldt County Telecommunications Infrastructure and Usage Assessment was completed by Neratech describing the County's telecommunications infrastructure and needs. The report concluded that local businesses rely on technology and telecommunications to support their basic business processes. Cities and communities in the Humboldt Bay Area have good access to telecommunications services, but that is not true of the entire county.

7.3 Goals and Policies

Community Infrastructure and Services Goals

- IS-G1 Adequate Infrastructure and Services.** Provide a full range of adequate public infrastructure and services in support of existing and new development.
- IS-G2 Health and Safety.** Provide and maintain infrastructure to protect community health and safety.

Community Infrastructure and Services Policies

- IS-P1 Adequate Public infrastructure and Services Standards.** Establish and utilize adequate public infrastructure and services standards to:
- A. Ensure that infrastructure and services needed to support new development, that meet or exceed level of service standards established by the County, are available concurrent with the timing of such development;
 - B. Encourage development within infill areas where infrastructure and services are available; and
 - C. Achieve acceptable levels of service (LOS) standards through improvements funded by fair share impact fees and other exactions, planned capital improvements, and the establishment of other service funding mechanisms.
- IS-P2 Project Review and Findings.** The impacts of new development on public infrastructure and services should be determined during the project review process and be based on adequate public infrastructure and services standards adopted by the Board of Supervisors. As part of project approval, specific findings shall be made which relate to the demand for new public infrastructure and services and how the affect of this demand on adopted levels of service.
- IS-P3 Requirements for Discretionary Development.** Adequate public infrastructure and services shall be used to determine infrastructure and services requirements for new discretionary development. Projects which do not currently have adequate public infrastructure and services, and cannot provide adequate public infrastructure and services concurrently with the new development, shall be scheduled for hearing before the appropriate hearing body with a staff recommendation for denial, on the grounds that the project is inconsistent with the goals, policies, and standards of Community Infrastructure and Services Element of the General Plan.
- IS-P4 Fair Share Cost Allocation.** New development, not existing development, shall pay the cost of providing infrastructure and services needed to serve the development, based on the demand for infrastructure and services that can be attributed to the development.
- IS-P5 Comprehensive Development Impact/Fiscal Impact Study.** Prepare and regularly update a comprehensive development impact/fiscal impact study that quantifies the relationship between new development and the need for additional public facilities and services. The comprehensive development impact/fiscal impact study shall be used as the basis for establishing measures such as fees, special taxes, and special assessments to off-set the impacts to municipal services and capital facilities.

- IS-P6 Infrastructure and Services Funding Sources:** Establish broad based funding sources for public facilities and services that benefit current and future residents of the County.
- IS-P7 Range of Municipal Services.** Encourage existing special districts serving urban areas to expand the range of services they provide, or encourage the creation of new special districts, to ensure that a full range of community infrastructure and services are available to meet community needs.
- IS-P8 Coordinate with LAFCo.** Coordinate with special districts, cities, LAFCo and other local service providers to improve information on public service availability, capacity and needs, demographics, and development patterns by reviewing and commenting on proposed spheres of influence, municipal service reviews, annexations, and changes in organization in order to ensure that adequate public infrastructure and services can be provided and for the purpose of maintaining consistency with the General Plan.
- IS-P9 Spheres of Influence and Community Plans.** Spheres of Influence, Municipal Service Reviews, and Community Plans shall be mutually compatible and supportive of one another for all applicable areas.
- IS-P10 Data Supporting Community Planning.** Data generated through developing Spheres of influences and Municipal Service Reviews should be used to facilitate the preparation of Community Plans
- IS-P11 Monitor Infrastructure and Services Capacity.** Monitor the capacities of infrastructure and services in coordination with service providers to ensure that growth does not exceed acceptable levels of service.
- IS-P12 Plan Effectively to Minimize Costs.** Plan public facilities in cooperation with service providers to minimize short- and long-term construction, operation, and maintenance costs.
- IS-P13 Fiscal Impact Analysis.** Use project specific fiscal impact analyses for major development proposals to ensure that approvals do not result in a fiscal impact on the County and other services providers.
- IS-P14 Sizing of Facilities:** Through development review, the County shall ensure that facilities are adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.
- IS-P15 Reimbursement:** In order to encourage orderly development, the County may require new development to install off-site infrastructure improvements in excess of fair share capacity and utilize agreements or funding mechanisms to reimburse expenditures in excess of the fair share costs.

- IS-P16** **Correct Infrastructure and Service Inadequacies:** Coordinate with other service providers to establish infrastructure priorities and correct existing inadequacies in community infrastructure and services systems.

Storm Drainage Goals

- IS-G3** **Storm Drainage & Flood Control Safety and Functionality.** Provide a safe, functionally effective, well-designed, -built and -maintained storm drainage and flood control system that protects the people and resources of the County.
- IS-G4** **Sustainable Capital Facility Financing.** Develop sustainable revenue sources that protect the County's investment in its capital facilities through adequately funded storm drain and flood control maintenance and improvement activities.
- IS-G5** **County Coordination for System Planning and Management.** Consistent County-wide drainage system design standards and maintenance and improvement implementation criteria.

Storm Drainage Policies

- IS-P17** **Storm Drainage Master Plan.** Prepare and update a storm drainage master plan for storm drainage and flood control structures, capacity and condition assessment, and a Capital Improvement Plan prioritizing strategy that preserves, enhances and prioritizes investments as follows:
- A. Priority 1: Safety and system preservation.
 - B. Priority 2: Functional efficiency and functional capacity.
- IS-P18** **Storm Drainage Design Standards.** Prepare consistent storm drainage design standards for new development based on a design storm with specified intensity, frequency and duration standards.
- IS-P19** **Low-Impact Development Standards.** Develop storm drainage development guidelines with possible associated impact fee discounts to encourage low-impact development standards to reduce the quantity and increase the quality of stormwater runoff from new developments.
- IS-P20** **Fish Passage Designs.** Retrofit existing drainage and flood control structures and design new structures to facilitate fish and other wildlife passage, in accordance with federal and state guidelines.
- IS-P21** **Funding Sources and Mechanisms.** Preserve and enhance storm drainage investments.
- IS-P22** **Coordinated Agency Activities.** Work with other drainage and flood control infrastructure service providers (e.g., Army Corps of Engineers, city public works departments, Regional Water Quality Control Board, USEPA)

to coordinate activities related to drainage and flood control system design, development, operations and maintenance where such coordination will result in greater operational and economic efficiency for the overall system.

Law Enforcement Goals

- IS-G6** **Effective Law Enforcement Service.** Provide effective, efficient and timely response to calls for County law enforcement services.
- IS-G7** **Sustainable Financing Sources.** Provide adequate and sustainable sources of funding for Sheriff's Office personnel, equipment and facilities.
- IS-G8** **Integration with other Entities.** Provide integrated County departmental and city/state agency planning and administration.

Law Enforcement Policies

- IS-P23** **Level of Service Standards.** Develop level-of-service standards to determine the impacts of new development to maintain Sheriff's Office services levels.
- IS-P24** **Funding Sources.** Establish sustainable funding sources to support adequate Sheriff's Office service levels.
- IS-P25** **Planning and Community Design.** Integrate safety and security measures in land use planning decisions to assist in crime prevention and quality of life enhancement through physical planning and community design.

Fire Protection Goals

- IS-G9** **Adequate Fire Protection.** Provide adequate fire protection for people, property, and communities.

Fire Protection Policies

- IS-P26** **Level of Service.** Work with the Humboldt County Fire Chief's Association to develop appropriate level of service standards.
- IS-P27** **New Development within District Boundaries.** No new discretionary development resulting in structures intended for occupancy shall be approved unless the County finds that the proposed project is located within the boundaries of a fire related district, or the project approval is conditioned upon one of the following:
- A. If the project site is not located within the boundaries of a fire related district, approval shall be conditioned upon the annexation to an existing adjacent fire related district or annexation to a county service area established to provide fire protection services, and the

establishment of an appropriate funding mechanisms to ensure that the district has adequate capacity to provide services,

- B. If the project site is not located within the boundaries of a fire related district and 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, subject to approval by LAFCo.

IS-P28 **Development Review.** Coordinate with fire protection service providers in the review of new development applications to ensure that fire protection facilities necessitated by new development are constructed through exactions or funded through fees, or other appropriate assessments on new development.

IS-P29 **District Boundaries.** Encourage the Humboldt LAFCo and fire service providers to adjust district boundaries to eliminate service area gaps and, where appropriate, consolidate districts for greater efficiency.

IS-P30 **Expanded Fire Protection Services.** Encourage the expansion of existing, or the establishment of new fire related special district boundaries, as a means to provide fire protection services to unprotected and under-protected areas of Humboldt County.

IS-P31 **County Service Area.** Where existing fire related districts cannot feasibly be expanded, or new districts feasibly established, to serve existing or proposed development, establish a County Service Area and adequate ongoing funding source and the execution of a fire protection agreement with a local fire service provider.

IS-P32 **Ongoing Funding Sources.** Support the efforts of fire related districts to establish and maintain funding sources such as impact fees, special taxes, and special assessments to support adequate infrastructure and services standards as well as to improve fire protection service levels.

IS-P33 **Pooling Costs.** Support the establishment of funding and resource pools to reduce administrative and operational costs of local fire service providers including items such as insurance, purchasing, and vehicle maintenance.

IS-P34 **Countywide Coordination.** Support the ongoing communication and coordination between local fire service providers.

Water and Wastewater Service Goals

IS-G10 **Water and Wastewater System Standards.** Assure safe, functional, effective, water and wastewater systems that ensures high-quality service, and protection of the people and resources of the County.

IS-G11 **Sustainable Capital Facility Financing.** Support the development of sustainable revenue sources that protect service provider investment in

capital facilities through adequately funded water and wastewater system maintenance and improvement activities.

- IS-G12 Interagency Cooperation.** To provide coordinated planning among County/cities/service districts/federal and state water resource agencies for system design, development, operations and maintenance to ensure efficient, timely and equitable operation and maintenance.

Water and Wastewater Service Policies

- IS-P35 Water Resource Assessment.** Encourage and support more research and evaluation of the County's water resources by Federal, State and local water resources agencies.
- IS-P36 Water and Wastewater System Capital Improvement Planning.** Support the development and regular update of capital improvement programs for water and wastewater service providers that preserve, enhance and prioritize investments in the construction, operation and maintenance of the water and wastewater systems.
- IS-P37 Water and Wastewater Capacity.** Regulate the density and timing of new development consistent with water and wastewater system capacity. The County shall coordinate with special districts to maintain data on water and wastewater facility capacity.
- IS-P38 Funding Sources and Mechanisms.** Support the development and update of long-term, secure, sufficient, timely and equitable funding sources and mechanisms for water and wastewater system operation, including user fees, ongoing assessments and grant funding for service providers where appropriate.
- IS-P39 Development Review.** Coordinate with water and wastewater service providers in the review of new development applications to ensure that infrastructure upgrades necessitated by new development are in place and constructed through exactions or funded through fees, or other appropriate funding sources relating to new development.
- IS-P40 Service Commitment for Proposed Development Projects.** Require that projects to be served by public water and wastewater service receive commitments from the appropriate district or agency prior to receiving final approval from the County.
- IS-P41 On-Site Sewage Disposal Requirements.** Maintain regulations governing on-site sewage disposal systems to protect health and safety and to reflect changes in State law and advances in treatment technologies.
- IS-P42 Interagency Coordination/Integration.** Encourage coordination among water and wastewater service providers through the integration and shared use of standards and capital improvement planning.

- IS-P43** **Coordinated Agency Activities.** Work with other regulators and service providers (e.g. service districts, city public works departments, Regional Water Quality Control Board, and the California Department of Health Services, etc) to coordinate water and wastewater system design, development, operations activities and maintenance where such coordination will result in greater operational and economic efficiency for the overall system.
- IS-P44** **Influencing State Regulations:** Support the actions of local water and wastewater service providers to enact or prevent legislation or state regulations that could impact the ability of the County and surrounding service providers to meet General Plan goals.

Parks and Recreation Goals

- IS-G13** **Broad Range of Parks and Recreation Services.** Provide a full range of parks and recreation services to meet community needs.

Parks and Recreation Policies

- IS-P45** **Local Parks and Recreation.** Encourage special districts to provide local parks and recreation services in Humboldt County communities.
- IS-P46** **Parks and Recreation Service Providers.** Encourage existing districts providing parks and recreation services to expand their district boundaries to include adjacent urban areas and/or encourage existing special districts serving urban areas to seek LAFCo approval to provide parks and recreation services.
- IS-P47** **Parks and Recreation Funding.** Support the efforts of parks and recreation service providers to establish and maintain adequate sources of funding for such services through user fees, special taxes, and assessments.
- IS-P48** **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.
- IS-P49** **Dedication or In-lieu Fee Requirements.** Humboldt County shall require all new residential development to offer to dedicate land or pay a park fee for public parks sufficient to achieve park standards contained in the General Plan.
- IS-P50** **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 meet the following minimum:
- A. Community park land at 3 acres per 1,000 population.
 - B. Neighborhood and mini park/tot lots at 2 acres per 1,000 population.

- IS-P51 Parkland Terrain.** The terrain of park sites should be suitable to accommodate both active and passive recreational activities.
- IS-P52 Park Location.** Parks should be located and sized and should contain appropriate facilities to serve both the existing and projected population within each service radius.
- IS-P53 Services Available to Parks.** Park sites should be provided with adequate water supply, sewer, law enforcement, and fire protection services, and should be accessible by foot, bicycle, and automobile.
- IS-P54 Locate Parks in Residential Areas.** Neighborhood and community park and recreation facilities should, to the extent possible, be located in predominantly residential areas.
- IS-P55 Park Dedications Held in Perpetuity.** To the extent possible, all parklands should be dedicated and held inviolate in perpetuity, protected by law against diversion to non-recreational purposes and against invasion by inappropriate uses.
- IS-P56 Private Parks.** The development of private sector recreation facilities shall be encouraged in addition to the above, but shall not substitute for them.

Street Lighting Goals

- IS-G14 Public Safety.** Utilize properly located and adequately maintained street lighting services to protect community health and safety.

Street Lighting Policies

- IS-P57 Improve Public Safety.** Encourage the provision of street lighting services as a means to improve public safety and nighttime travel.
- IS-P58 Street Lighting Service Providers.** Ensure that adequate street lighting service are provided by expanding the boundaries of existing street lighting districts and encouraging existing special districts serving urban areas to seek LAFCo approval to provide street lighting services.
- IS-P59 Street Lighting Funding.** Support the efforts of street lighting service providers to establish and maintain adequate sources of funding for such services such as direct charges, special taxes, and assessments.
- IS-P60 Street Lighting Design.** Encourage the use of street lights that direct light to the proposed illumination area with the minimum impacts on surrounding areas and the night sky.

Other Public Utilities, Facilities, and Services Policies

- IS-P61** **Development of Telecommunications Infrastructure and Services.** Encourage development of telecommunications infrastructure and services to facilitate the use of the best available technology for communications and business.
- IS-P62** **Telecommunications Facility Siting.** The County shall adopt a telecommunications ordinance to identify areas where future commercial or public telecommunications facilities can be located, while minimizing the proliferation of antennas.
- IS-P63** **County Library Facilities and Services.** Continue to assess existing and future needs of the County's residents and expand library facilities and services as necessary to meet those needs.
- IS-P64** **Library Funding Sources:** Seek funding sources for public libraries including federal and state grants, and where appropriate, establish new fees, special assessments, and special taxes.
- IS-P65** **Joint Use Facilities.** The County should encourage sharing of school facilities and educational programs between school districts and other public agencies.*
- IS-P66** **Location of School Facilities-Hazards.** School sites shall not be located in areas exposed to hazards.*
- IS-P67** **Location of School Facilities-Parks.** Encourage new school facilities to locate near public parks or recreational facilities.*
- IS-P68** **Location of School Facilities- Services.** School sites should be located in areas provided with public water and sewer services, or where adequate on-site systems can be established.*
- IS-P69** **Conversion of School Facilities.** Conversion of closed school sites and facilities to other uses should be consistent with existing or planned land uses of adjacent areas and involve affected residents in decision-making processes.*
- IS-P70** **County Facilities.** All future capital 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.*
- IS-P70** **County Facilities-Siting.** County facilities should be sited and designed for present use and expected future expansion.*
- IS-P72** **County Facilities-Accessibility.** County facilities should be easily accessible and promote citizen use.*
- IS-P73** **County Facilities-Funding.** Require new development to pay its fair share of new County facilities.

- IS-P74** **Utility System Capacity.** Coordinate with utility service providers (electricity, gas, and telecommunications) to ensure that an appropriate range of services and adequate capacity is available for current and planned development.

7.4 Standards

Standards

- IS-S1 Adequate Public Infrastructure and Services Ordinance.** New development shall comply with adequate public infrastructure and services standards. Adequate public infrastructure and services standards shall be used to determine the level of infrastructure and services to be provided by the applicants concurrent with the new development. Adequate public infrastructure and services standards shall be contained in an ordinance and based on the following:
- Levels of service standards contained in the General Plan;
 - Response times established by the Sheriff's Office;
 - Levels of service adopted by local service providers;
 - Water, wastewater, fire, recreation and park related district boundaries,
 - Insurance Service Office (ISO) Public Protection Classification Program ratings; and,
 - Generally accepted levels of service.
- IS-S2 Safe Parks Designs.** The design and location of parks shall include features to promote the security of park users, including the incorporation of "safewalk," "neighborhood watch," and community-based policing principles and techniques.
- IS-S3 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 (i.e., develop a Memorandum of Agreement).
- IS-S4 Street Lighting.** The standards of the local service provider; street lighting standards contained in the Humboldt County Highway Design Manual or those of the American Association of State Highway and Transportation Officials.

7.5 Implementation Measures (preferred Plan Alternative B)

Community Infrastructure and Services Implementation Measures

- IS-IM1 Adequate Public infrastructure and Services Standards.** Adopt an ordinance establishing adequate public infrastructure and services standards.
- IS-IM2 Monitor Infrastructure and Services Capacity.** Utilize wastewater treatment plant annual reports (pursuant to NPDES), water system annual inspection reports (as prepared by Department of Public Health Office of Drinking Water Safety) 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.
- IS-IM3 Mello Roos Community Facilities Districts/Special Assessment District Formation Procedures.** Prepare local goals and policies concerning the use of the Mello Community Facilities Act of 1982 pursuant to Government Code Sections 55312.7 and 53345.8 and include special assessment district financing program policies, as appropriate.
- IS- IM4 Comprehensive Development Impact/Fiscal Impact Study.** Prepare and regularly update a comprehensive development impact/fiscal impact study that quantifies the relationship between new development and the need for additional public facilities and services.
- IS- IM5 Impact Fees:** Adopt an impact fee program based on the comprehensive development impact/fiscal impact study and other similar studies.

Roadway Implementation Measures

- IS-IM6 Roadway Infrastructure Impact Fees.** Establish roadway infrastructure impact fees that are clearly and rationally connected to and resulting from new development.
- IS-IM7 Other Roadway Funding Mechanisms.** The County shall pursue other funding mechanisms to augment developer and/or mitigation fees to meet roadway improvement needs, including reimbursement agreements, debt financing, voter-approved taxes, and assessment districts.
- IS-IM8 Secure Roadway Funding Source.** The County shall seek to establish a secure local funding source for roadway maintenance not otherwise funded under state and federal programs, such as a special tax, an increased sales tax, a transient occupancy tax, multi-purpose assessment districts, or other measures.
- IS-IM9 State/Federal Roadway Legislation.** The County shall actively support State and/or Federal legislation that generates funding, with growth potential, for transportation infrastructure and operations.

Fire Protection Implementation Measures

- IS-IM10 Fire Protection Special Assessment Toolkit.** Support the development of the Humboldt County Fire Chief's Association special assessment toolkit

and provide additional support (such as assistance from the Planning Division, Public Works, Auditor-Controller or Assessor) to facilitate the development of new assessments and special taxes to fund fire protection services.

- IS-IM11 Community Facilities Districts/Assessment Districts.** Establish Mello Roos Community Facilities Districts or special assessments districts, as appropriate, in new development areas where current funding will not support adequate public infrastructure and services standards.
- IS-IM12 Fire Impact Fees.** Support and promote the development of capital improvement programs by fire protection service providers that can be used to establish impact fees payable by all new development. Develop documents to facilitate the development of impact fees, such as a methodology for establishing fee amounts, uniform fire impact fee ordinance, agreement between fire related districts and the County, etc.
- IS-IM13 Pooled Costs/Shared Resources for Special Districts.** In consultation with the Humboldt County Fire Chief's Association, develop programs for special districts to reduce operating costs (similar to County Risk Management reducing district workman's compensation costs for fire protection districts).
- IS-IM14 Fire Protection Levels of Service.** Support the development of level of service standards by the Humboldt County Fire Chief's Association.
- IS-IM15 Standards of Fire Protection Response.** Encourage Fire Districts to prepare and implement the results of standards of response coverage studies; these studies may include: establishment of baseline conditions, risk assessment, establishment of level of service standards and objectives, critical task capability assessment, reliability assessment, and policy recommendations.
- IS-IM16 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, and 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.
- IS-IM17 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 improve levels of service Countywide and expand service to areas outside existing fire related district boundaries.

Law Enforcement Implementation Measures

IS-IM18 Sheriff's Office Funding Sources. Periodically assess the adequacy of existing Sheriff's Office funding sources by identifying, developing, and maintaining sufficient resources to meet Sheriff's Office needs, including increased operational fees, development fees, new taxes, or special assessments.

IS-IM19 Partner with the County "Community." Build the sheriff/community partnership by cooperating and collaborating with community members and other governmental and service organizations on activities and programs, by recruiting officers skilled in community policing and the use of citizens in volunteer capacities, and by the soliciting of input on public satisfaction with Sheriff's Office activities.

IS-IM20 Safe Communities Program. Create a Safe Communities Program involving the Sheriff's Office, Planning, and Public Works departments to prevent crime and enhance the quality of life for County citizens through the implementation programs such as "Crime Prevention through Environmental Design" principles. These principles help facilitate both public safety and community building through:

- A. proper design and maintenance of the physical environment,
- B. bringing people together in the physical environment (community building), and
- C. long-term commitment to proper care of the physical environment.

IS-IM21 Safety Audits and Community Building. Establish a Safe Communities Program to conduct safety audits on areas and neighborhoods in the County with rates of crime above county averages. An interdepartmental County team will work to update County development guidelines to foster the creation of safer physical environments. This interdepartmental team will consider how community design can foster a greater sense of community, as this has been positively associated with reductions in crime and an enhanced quality of life.

Storm Drainage Implementation Measures

IS-IM22 Storm Drainage Inventory/Master Plan/Capital Improvement Program. Develop a GIS based inventory of its storm drainage facilities that will include location, size, type and condition, and prepare a county-wide master plan that will focus on drainage for urban areas and include the development of a prioritized capital improvement plan. Utilize funding sources identified below to support this activity.

IS-IM23 Storm Drain Impact Fees. Establish impact fees with appropriate escalation clauses for new development for off-site costs clearly and rationally connected to and resulting from new development, based on the Storm Drainage Master Plan/Capital Improvement.

IS-IM24 Minimize Flood Risk. Construction standards and review procedures shall be updated to minimize risk, and flood hazard regulations shall be

updated to address the water quality impact of manure storage areas (ponds). (Humboldt County Code Zoning Regulations, Title III-Land Use & Development, Division 1-Planning)

IS-IM25 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.

IS-IM26 State and Federal Storm Drainage Funding. Actively support and seek State and Federal funding, such as infrastructure banks, to improve and enhance storm drainage and flood control facilities.

Water and Wastewater Service Implementation Measures

IS-IM27 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 providers in Humboldt County.

IS-IM28 Sizing of Water and Wastewater Systems. Require the use of the County General Plan, and Zoning Code in determining the size and location of water and wastewater facilities, and the extent of services provided.

IS-IM29 Coordination with Service Providers. Utilize referrals, "will serve" letters, and project review meetings, as appropriate, to coordinate with water and wastewater service providers and ensure that necessary infrastructure and planning is in place to support existing, planned, and proposed development.

IS-IM30 State/Federal Legislation. Support State and/or Federal legislation that generates funding for infrastructure. Track legislation and advocate or appose, as appropriate, new legislation that may benefit or adversely impact the County and its service providers.

IS-IM31 Update On-Site Sewage Disposal Regulations. Update regulations that govern on-site wastewater systems to protect health and safety and reflect advances in treatment and disposal practices that have occurred since the last update.

Telecommunications Implementation

IS-IM32 Telecommunications Facilities Ordinance. Prepare a Telecommunications Ordinance that: ensures compatibility of telecommunications facilities with nearby land uses; is proactive in the design and siting of wireless telecommunications facilities, and provides incentives for unobtrusive and compatible wireless antennas.

Other Public Utilities, Facilities, and Services Implementation Measures

IS-IM33 Street Lighting. Prepare street lighting standards for new development that differentiate between urban and rural settings and that specify when

street lights are required based on intersection type and functional classification as well as establish other street lighting criteria, and that specify improvement requirements and criteria for establishing Mello Roos Community Facilities Districts or special assessment to ensure adequate funding for operation and maintenance.

IS-IM34 **Expand Lighting Districts.** Require that new urban development that meets threshold requirements established pursuant to IS-S15, Street Lighting, whether or not the project site is contiguous with current district boundaries, annex to the nearest street lighting district. Annexation proceedings are not subject to LAFCo authority and would be conducted by the Board of Supervisors.

IS-IM35 **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 that 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.

7.6 Staff Analysis and Alternatives

State Requirements

The Community Infrastructure and Services Element, or Capital Improvements/Public Facilities Element as it is called by the Governor's Office of Planning and Research, is an optional General Plan Element. The Community Infrastructure and Services Element addresses the policy areas specified in the General Plan Guidelines.

Staff Recommendations

The policies of this chapter are largely derived from findings and recommendations contained in the Community Infrastructure and Services Technical Report for the General Plan Update. Some policies from the Planning and Coordination Section and Public Services and Facilities Chapter of the Framework Plan have been incorporated as well. The policies and measures in the preferred alternative are intended to accomplish the following: expand the boundaries of service providers to match the existing and planned pattern of development, use levels of service standards to guide development, establish funding mechanisms to ensure that service can be feasibly delivered, and increase service provider capacity. The extent to which the preferred alternative proposes measures to improve infrastructure and service problems is a departure from the Framework Plan. However, the magnitude of the issues confronting Humboldt County communities warrants General Plan treatment.

Background

County Planning staff and consultants have been compiling information regarding community infrastructure and services capacity since the initiation of the General Plan Update in 2000. The Building Communities Report and Moving Goods and People were prepared in 2002 (Dyett & Bhatia) and evaluated utility and roadway capacity, in addition to a myriad of other topics. The utilities analysis contained in the Building Communities Report was supplemented in 2005 with the Urban Study Area Report (prepared by Planning staff), which assessed development capacity, infrastructure capabilities and constraints in Urban Study Areas - areas where water and/or sewer systems exist or may be appropriate to consider. In addition, the Master Fire Protection Plan (Humboldt County Fire Safe Council, Planwest Partners, RNB Spatial Data, Incorporated, ForEverGreen Forestry and County Planning staff) was completed in 2006, and serves as the guiding document for improving the capacity of local fire protection service providers and reducing the risk of fire to Humboldt County communities.

The Community Infrastructure and Services Technical Report (Winzler & Kelly) was prepared in 2007 to support this General Plan Element as well as the Land Use and Circulation Elements. This technical report was prepared with extensive input from local services providers and state regulators, builds on the previous reports, and is the most comprehensive analysis of Humboldt County services and infrastructure capacity prepared to date. This report finds that the County and local service providers lack consistent standards for infrastructure and services and that, after applying state and federal regulations

and generally accepted service standards, significant portions of the County's infrastructure are in need of maintenance and/or replacement; and the capacities of many local service providers are inadequate.

In preparing the report, consultants and Planning staff coordinated closely with service providers. A questionnaire was distributed to all water and wastewater providers that contained a series of questions regarding district finances, system capacity, existing system deficiencies, and planned improvements. An information sheet was sent to fire protection service providers to update information gathered as part of the Master Fire Protection Plan. Meetings were held with service providers individually and in groups. In addition, staff attended several service provider boards of directors meetings and a meeting of the Southern Humboldt Fire Chief's Association.

Two preliminary drafts were circulated to all water and wastewater providers, Humboldt County Public Works, and the Sheriff's Office. Comments submitted were incorporated as provided, or follow-up meetings were held to clarify remaining issues. In addition, preliminary results of the analysis were presented and comments taken during the eleven Draft Land Use Workshops that were held at various locations around the County during September, 2007.

In December, 2004, *Living in a Networked World: Humboldt County Telecommunications Infrastructure and Usage Assessment* was completed by Neratech describing the County's telecommunications infrastructure and needs. The report concluded that local businesses rely on technology and telecommunications to support their basic business processes. Cities and communities in the Humboldt Bay Area have good access to telecommunications services, but that is not true of the entire county.

In addition to the above mentioned public infrastructure analysis, the August 18, 2003, a joint Planning Commission/Board of Supervisors workshop was held to consider alternatives for a Wireless Telecommunications Facilities (WTF) ordinance. Attachment 2 includes the draft WTF Ordinance. Key sections in the draft ordinance include: zones where WTF are permitted; required alternatives analysis; required independent review; development standards; and certification of facilities.

The Community Infrastructure and Services Element addresses a wide range of policy topic areas, many of which are also addressed in other General Plan Elements. Topic areas included in this Element include water, storm drainage, roadways, wastewater, law enforcement, parks and recreation, and fire protection. This Element also addresses street lighting, public utilities, library services, and other public facilities. Many of the issues covered in this Element directly overlap those contained in the Circulation, Growth Management, Water Resources, Land Use, and Safety Elements. While the other Elements listed above provide policies addressing the use of land, natural resources conservation, and hazards, the Community Infrastructure and Services Element focuses on the appropriate range of services available in communities, adequate public infrastructure and services and appropriate levels of service, and tools to fund desired services.

A major addition to the infrastructure and services policies is Policy IS-P1, Adequate Public Infrastructure and Services Standards. This policy adds a requirement to the review of discretionary development review to ensure that all necessary infrastructure and services are currently available or will be available at the time of project completion. Standard IS-S1 requires that an ordinance be prepared establishing levels of service standards for fire protection, law enforcement, roads, water, wastewater, parks and recreation, and, schools. A sample adequate public infrastructure and services level of service standards matrix has been included as Attachment 1.

Alternatives

IS-P2 Requirements for Discretionary Development. Adequate public infrastructure and services (as specified in Standard IS-S1) shall be used to determine infrastructure and services requirements for new ~~discretionary~~ development.

IS-P26 New Development Within District Boundaries. No new ~~discretionary~~ development resulting in structures intended for occupancy shall be approved unless the County finds that the proposed project is located within the boundaries of a fire related district, or the project approval is conditioned upon one of the following:

- C. If the project site is not located within the boundaries of a fire related district, approval shall be conditioned upon the annexation to an existing adjacent fire related district or annexation to a county service area established to provide fire protection services, and the establishment of an appropriate funding mechanisms to ensure that the district has adequate capacity to provide services,
- D. If the project site is not located within the boundaries of a fire related district and 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, subject to approval by LAFCo.

Plan Alternatives Comparison Chart

The “Vote” column is provided for the user to indicate a policy preference. Enter a **Retain**, **Delete** or **Modify**.

<i>Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures</i>					
<i>Plan Alternative</i>		<i>Goals & Policies</i>		<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
A	B		IS-G1 Adequate Infrastructure and Services Provide a full range of adequate public infrastructure and services in support of existing and new development.		
A	B	C	IS-G2 Health and Safety. Provide and maintain infrastructure to protect community health and safety.		
A	B		IS-P1 Adequate Public infrastructure and Services Standards. Establish and utilize adequate public infrastructure and services standards to: A. Ensure that infrastructure and services needed to support new development, that meet or exceed level of service standards established by the County, are available concurrent with the timing of such development; B. Encourage development within infill areas where infrastructure and services are available; and C. Achieve acceptable levels of service (LOS) standards through improvements funded by fair share impact fees and other exactions, planned capital improvements, and the establishment of other service funding mechanisms.		
A	B		IS-P2 Project Review and Findings. The impacts of new development on public infrastructure and services should be determined during the project review process and be based on adequate public infrastructure and services standards adopted by the Board of Supervisors. As part of		

**Table 12-x. Plan Alternatives Comparison Chart:
 Goals and Policies, Standards and Implementation Measures**

			project approval, specific findings shall be made which relate to the demand for new public infrastructure and services and how the affect of this demand on adopted levels of service.		
A	B		IS-P3 Requirements for Discretionary Development. Adequate public infrastructure and services shall be used to determine infrastructure and services requirements for new discretionary development. Projects which do not currently have adequate public infrastructure and services, and cannot provide adequate public infrastructure and services concurrently with the new development, shall be scheduled for hearing before the appropriate hearing body with a staff recommendation for denial, on the grounds that the project is inconsistent with the goals, policies, and standards of Community Infrastructure and Services Element of the General Plan.		
A	B	C	IS-P4 Fair Share Cost Allocation. New development, not existing development, shall pay the cost of providing infrastructure and services needed to serve the development, based on the demand for infrastructure and services that can be attributed to the development.		
A	B		IS-P5 Comprehensive Development Impact/Fiscal Impact Study. Prepare and regularly update a comprehensive development impact/fiscal impact study that quantifies the relationship between new development and the need for additional public facilities and services. The comprehensive development impact/fiscal impact study shall be used as the basis for establishing measures such as fees, special taxes, and special assessments to off-set the impacts to municipal services and capital facilities.		
A	B		IS-P6 Infrastructure and Services Funding Sources: Establish broad based		

<p align="center">Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures</p>					
				<p>funding sources for public facilities and services that benefit current and future residents of the County.</p>	
A	B			<p>IS-P7 Range of Municipal Services. Encourage existing special districts serving urban areas to expand the range of services they provide, or encourage the creation of new special districts, to ensure that a full range of community infrastructure and services are available to meet community needs.</p>	
A	B	C		<p>IS-P8 Coordinate with LAFCo. The Planning Department shall Coordinate with special districts, cities, LAFCo and other local service providers to improve information on public service availability, capacity and needs, demographics, and development patterns <u>by reviewing and commenting on proposed spheres of influence, municipal service reviews, annexations, and changes in organization in order to ensure that adequate public infrastructure and services can be provided and for the purpose of maintaining consistency with the General Plan.</u> (FRWK 2622.3)</p>	
			D	<p>Coordinate with LAFCo. The Planning Department shall coordinate with special districts, cities, LAFCo and other local service providers to improve information on public service availability, capacity and needs, demographics, and development patterns. (FRWK 2622.3)</p>	
A	B	C		<p>IS-P9 Spheres of Influence and Community Plans. Spheres of Influence, <u>Municipal Service Reviews</u>, and community plans shall be mutually compatible and supportive of one another for all applicable areas.* (FRWK 2622.1)</p>	
			D	<p>Spheres of Influence and Community Plans. Spheres of Influence and community plans shall be mutually compatible and supportive of one another for all applicable areas.* (FRWK 2622.1)</p>	
A	B	C		<p>IS-P10 Data Supporting Community Planning. Data generated through developing spheres of influences and</p>	

<p align="center">Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures</p>					
				<p><u>Municipal Service Reviews</u> should be used to facilitate the preparation of community plans.* (FRWK 2622.2)</p>	
			D	<p>Data Supporting Community Planning. Data generated through developing spheres of influences should be used to facilitate the preparation of community plans.* (FRWK 2622.2)</p>	
A	B	C		<p>IS-P11 Monitor Infrastructure and Services Capacity. Monitor the capacities of infrastructure and services in coordination with service providers to ensure that growth does not exceed acceptable levels of service.</p>	
A	B	C		<p>IS-P11 Plan Effectively to Minimize Costs. Plan public facilities in cooperation with service providers to minimize short- and long-term construction, operation, and maintenance costs.</p>	
A	B			<p>IS-P13 Fiscal Impact Analysis. Use project specific fiscal impact analyses for major development proposals to ensure that approvals do not result in a fiscal impact on the County and other services providers.</p>	
A	B	C	D	<p>IS-P14 Sizing of Facilities: Through development review, the County shall ensure that facilities are adequately sized to accommodate the proposed development and, if applicable, allow for extensions to future developments.</p>	
A	B	C		<p>IS-P15 Reimbursement. In order to encourage orderly development, the County may require new development to install off-site infrastructure improvements in excess of fair share capacity and utilize funding mechanisms to reimburse expenditures in excess of the fair share costs.</p>	
A	B	C		<p>IS-P16 Correct Inadequacies. Coordinate with other service providers to establish infrastructure priorities and correct existing inadequacies in community infrastructure and services systems.</p>	
A	B	C		<p>IS-G3 Storm Drainage & Flood Control Safety and Functionality. Provide a safe, functionally effective, well-designed, -built</p>	

<p align="center">Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures</p>					
				and -maintained storm drainage and flood control system that protects the people and resources of the County.	
A	B	C		IS-G4 Sustainable Capital Facility Financing. Sustainable revenue sources that protect the County’s investment in its capital facilities through adequately funded storm drain and flood control maintenance and improvement activities.	
A	B	C		IS-G5 County Coordination for System Planning and Management. Consistent County-wide drainage system design standards and maintenance and improvement implementation criteria.	
A	B	C		IS-P17 Storm Drainage Master Plan. Prepare and update a storm drainage master plan for storm drainage and flood control structures, capacity and condition assessment, and development of a Capital Improvement Plan prioritizing strategy that preserves, enhances and prioritizes investments as follows: A. Priority 1: Safety and system preservation. B. Priority 2: Functional efficiency and functional capacity.	
A	B	C		IS-P18 Storm Drainage Design Standards. Prepare consistent storm drainage design standards for new development based on a design storm with specified intensity, frequency and duration standards.	
A	B			IS-P19 Low-Impact Development Standards. Develop storm drainage development guidelines with possible associated impact fee discounts to encourage low-impact development standards to reduce the quantity and increase the quality of stormwater runoff from new developments.	
A	B	C		IS-P20 Fish Passage Designs. Retrofit existing drainage and flood control structures and design new structures to facilitate fish and other wildlife passage, in accordance with federal and state guidelines.	
A	B	C		IS-P21 Funding Sources and	

Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures					
				Mechanisms. Preserve and enhance storm drainage investments.	
A	B			IS-P22 Coordinated Agency Activities. Work with other drainage and flood control infrastructure service providers (e.g., Army Corps of Engineers, city public works departments, Regional Water Quality Control Board, USEPA) to coordinate activities related to drainage and flood control system design, development, operations and maintenance where such coordination will result in greater operational and economic efficiency for the overall system.	
A	B	C		IS-G6 Effective Law Enforcement Service. Provide effective, efficient and timely response to calls for County law enforcement services.	
A	B	C		IS-G7 Sustainable Financing Sources. Provide adequate and sustainable sources of funding for Sheriff's Office personnel, equipment and facilities.	
A	B			IS-G8 Integration with other Entities. Provide integrated County departmental and city/state agency planning and administration.	
A	B			IS-P23 Level of Service Standards. Develop level-of-service standards to determine the impacts of new development to maintain Sheriff's Office services levels.	
A	B			IS-P23 Funding Sources. Establish sustainable funding sources to support adequate Sheriff's Office service levels.	
A	B			IS-P24 Planning and Community Design. Integrate safety and security measures in land use planning decisions to assist in crime prevention and quality of life enhancement through physical planning and community design.	
A	B	C		IS-G9 Adequate Fire Protection. Provide adequate fire protection for people, property, and communities.	
A	B	C		IS-P26 Level of Service. Work with the Humboldt County Fire Chief's Association to develop appropriate level of service standards.	

**Table 12-x. Plan Alternatives Comparison Chart:
 Goals and Policies, Standards and Implementation Measures**

A	B		<p>IS-P27 New Development Within District Boundaries. No new discretionary development resulting in structures intended for occupancy shall be approved unless the County finds that the proposed project is located within the boundaries of a fire related district, or the project approval is conditioned upon one of the following:</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 an existing adjacent fire related district or annexation to a county service area established to provide fire protection services, and the establishment of an appropriate funding mechanisms to ensure that the district has adequate capacity to provide services,</p> <p>B. If the project site is not located within the boundaries of a fire related district and 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, subject to approval by LAFCo.</p>		
A	B		<p>IS-P28 Development Review. Coordinate with fire protection service providers in the review of new development applications to ensure that fire protection facilities necessitated by new development are constructed through exactions or funded through fees, or other appropriate assessments on new development.</p>		
A	B	C	<p>IS-P29 District Boundaries. Encourage the Humboldt LAFCo and fire service providers to adjust district boundaries to eliminate service area gaps and, where appropriate, consolidate districts for greater efficiency.</p>		
A	B	C	<p>IS-P30 Expanded Fire Protection Services. Encourage the expansion of existing, or the establishment of new fire related special district boundaries, as a means to provide fire protection services to</p>		

<p align="center">Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures</p>						
				unprotected and under-protected areas of Humboldt County.		
A	B	C		IS-P31 County Service Area. Where existing fire related districts cannot feasibly be expanded or new districts feasibly established to serve existing or proposed development, establish a County Service Area and adequate ongoing funding source and the execution of a fire protection agreement with a local fire service provider.		
A	B	C		IS-P32 Ongoing Funding Sources. Support the efforts of fire related districts to establish and maintain funding sources such as impact fees, special taxes, and special assessments to support adequate infrastructure and services standards as well as to improve fire protection service levels.		
A	B	C		IS-P33 Pooling Costs. Support the establishment of funding and resource pools to reduce administrative and operational costs of local fire service providers including items such as insurance, purchasing, and vehicle maintenance.		
A	B	C		IS-P34 Countywide Coordination. Support the ongoing communication and coordination between local fire service providers.		
A	B			IS-G10 Water and Wastewater System Standards. Assure safe, functional, effective, water and wastewater systems that ensures high-quality service, and protection of the people and resources of the County		
A	B			IS-G11 Sustainable Capital Facility Financing. Assure sustainable revenue sources that protect service provider investment in capital facilities through adequately funded water and wastewater system maintenance and improvement activities.		
A	B			IS-G12 Interagency Cooperation. To provide coordinated planning among County/cities/service districts/federal and state water resource agencies for system design, development, operations and		

<p align="center">Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures</p>					
				<p>maintenance to ensure efficient, timely and equitable operation and maintenance.</p>	
A	B			<p>IS-P35 Water Resource Assessment. Encourage and support more research and evaluation of the County's water resources by Federal, State and local water resources agencies.</p>	
A	B			<p>IS-P36 Water and Wastewater System Capital Improvement Planning. Support the development and regular update of capital improvement programs for water and wastewater service providers that preserve, enhance and prioritize investments in the construction, operation and maintenance of the water and wastewater systems.</p>	
A	B			<p>IS-P37 Water and Wastewater Capacity. Regulate the density and timing of new development consistent with water and wastewater system capacity. The County shall coordinate with special districts to maintain data on water and wastewater facility capacity.</p>	
A	B			<p>IS-P38 Funding Sources and Mechanisms. Support the development and update of long-term, secure, sufficient, timely and equitable funding sources and mechanisms for water and wastewater system operation, including user fees, ongoing assessments and grant funding for service providers where appropriate.</p>	
A	B			<p>IS-P39 Development Review. Coordinate with water and wastewater service providers in the review of new development applications to ensure that infrastructure upgrades necessitated by new development are in place and constructed through exactions or funded through fees, or other appropriate funding sources relating to new development.</p>	
A	B	C		<p>IS-P40 Service Commitment for Proposed Development Project. The County shall require that projects requiring public water and wastewater service receive commitments from the appropriate district or agency prior to receiving tentative approval from the</p>	

**Table 12-x. Plan Alternatives Comparison Chart:
 Goals and Policies, Standards and Implementation Measures**

		County.			
A	B			IS-P41 On-Site Sewage Disposal Requirements. Update the regulations governing on-site sewage disposal systems to protect health and safety and to reflect changes in State law and advances in treatment technologies.	
A	B			IS-P42 Interagency Coordination/Integration. Encourage coordination among water and wastewater service providers through the integration and shared use of standards and capital improvement planning.	
A	B			IS-P43 Coordinated Agency Activities. Work with other regulators and service providers ((e.g. service districts, city public works departments, Regional Water Quality Control Board, and the California Department of Health Services, etc) to coordinate water and wastewater system design, development, operations activities and maintenance where such coordination will result in greater operational and economic efficiency for the overall system.	
A	B			IS-P44 Influencing State Regulations: Support the actions of local water and wastewater service providers to enact or prevent legislation or state regulations that could impact the ability of the County and surrounding service providers to meet General Plan goals.	
A	B			IS-G13 Broad Range of Parks and Recreation Services. Provide a full range of parks and recreation services available to meet community needs.	
A	B			IS-P45 Local Parks and Recreation. Encourage special districts to provide local parks and recreation services in Humboldt County communities.	
A	B			IS-P46 Parks and Recreation Service Providers. Ensure that adequate parks and recreation service are provided by encouraging existing districts providing such services to expand their district boundaries to	

<p align="center">Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures</p>					
				include adjacent urban areas and/or encouraging existing special districts serving urban areas to seek LAFCo approval to provide parks and recreation services.	
A	B			IS-P47 Parks and Recreation Funding. Support the efforts of parks and recreation service providers to establish and maintain adequate sources of funding for such services through user fees, special taxes and assessments.	
A	B	C		IS-P48 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.	
A	B			IS-P49 Dedication or In-lieu Fee Requirements. Humboldt County shall require all new residential development to offer to dedicate land or pay a park fee for public parks sufficient to achieve the above <u>park standards contained in the General Plan.*</u> (MCP 4322.2)	
A	B			IS-P50 Parkland Dedication. As new development is approved, the goal of this Plan is to ensure that the combined amount of Humboldt County and local park land provided by a special district authorized to provide parks and recreation services meet the following minimum criteria <u>standards</u> : A. Community park land at 3 acres per 1,000 population. B. Neighborhood and mini park/tot lots at 2 acres per 1,000 population (MCP 4322.1).	
A	B			IS-P51 Parkland Terrain. The terrain of park sites should be suitable to accommodate both active and passive recreational activities.* (ECP 4420.3)	
A	B			IS-P52 Park Location. Parks should be located and sized and should contain appropriate facilities to serve both the existing and projected population within each service radius.* (ECP 4420.4)	

Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures					
A	B			IS-P53 Services Available to Parks. Park sites should be provided with adequate water supply, sewer, police law enforcement and fire protection services, and should be accessible by foot, bicycle, and automobile. (ECP 4420.4)	
A	B			IS-P54 Locate Parks in Residential Areas. Neighborhood and community park and recreation facilities should, to the extent possible, be located in predominantly residential areas.* (ECP 4420.5)	
A	B			IS-P55 Park Dedications Held in Perpetuity. To the extent possible, all parklands should be dedicated and held inviolate in perpetuity, protected by law against diversion to non- recreational purposes and against invasion by inappropriate uses.* (ECP 4420.6)	
				IS-P56 Private Parks. The development of private sector recreation facilities shall be encouraged in addition to the above, but shall not substitute for them.* (MCP 4322.4)	
A	B	C	D	IS-P56 Private Parks. The development of private sector recreation facilities shall be encouraged in addition to the above, but shall not substitute for them.* (MCP 4322.4)	
A	B	C		IS-G14 Public Safety. Utilize properly located and adequately maintained street lighting services to protect community health and safety.	
A	B			IS-P57 Improve Public Safety. Encourage the provision of street lighting services as a means to improve public safety and the nighttime travel.	
A	B			IS-P58 Street Lighting Service Providers. Ensure that adequate street lighting service are provided by expanding the boundaries of existing street lighting districts and encouraging existing special districts serving urban areas to seek LAFCo approval to provide street lighting services.	
A	B			IS-P59 Street Lighting Funding. Support the efforts of street lighting service providers to establish and maintain adequate sources of	

Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures					
				funding for such services such as direct charges, special taxes and assessments.	
A	B	C		IS-P60 Street Lighting Design. Encourage the use of street lights that direct light to the proposed illumination area with the minimum impacts on surrounding areas and the night sky	
A	B	C		IS-P61 Development of Telecommunications Infrastructure and Services. Encourage development of telecommunications infrastructure and services to facilitate the use of the best available technology for communications and business.	
A	B	C		IS-P62 Telecommunications Facility Siting. The County shall adopt a telecommunications ordinance to Identify areas where future commercial or public telecommunications facilities can be located, while minimizing the proliferation of antennas.	
A	B			IS-P63 County Library Facilities and Services. Continue to assess existing and future needs of the County’s residents and expand library facilities and services as necessary to meet those needs.	
A	B			IS-P64 Library Funding Sources. Seek funding sources for public libraries including federal and state grants, and where appropriate, seek to establish new fees, special assessments, and special taxes.	
A	B	C	D	IS-P65 Joint Use Facilities. The County should encourage joint (shared) school facilities and educational programs between school districts and other public agencies.* (FWRK 4820.2)	
			D	School Facility Siting. The County should work closely with local educational institutions to study alternatives to new facility construction or facility siting.* (FWRK 4820.1)	
A	B	C	D	IS-P66 Location of School Facilities-Hazards. School sites shall not be located in areas exposed to hazards.* (FWRK 4820.3)	

Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures						
A	B	C	D			
				IS-P67 Location of School Facilities-Parks. Encourage new school facilities to locate near public parks or recreational facilities.* (FWRK 4820.4)		
				IS-P68 Location of School Facilities-Services. School sites should be located in areas provided with public water and sewer services, or where adequate on-site systems can be established.* (FWRK 4820.5)		
				IS-P69 Conversion of School Facilities. Conversion of closed school sites and facilities to other uses should be consistent with existing or planned land uses of adjacent areas.* (FWRK 4820.6)		
				IS-P70 County Facilities. 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.* (FWRK 4920.1)		
				IS-P71 County Facilities-Siting. County facilities should be sited and designed for present use and expected future expansion.* (FWRK 4920.2)		
				IS-P72 County Facilities-Accessibility. County facilities should be easily accessible and promote citizen use.* (FWRK 4920.3)		
				IS-P73 County Facilities-Funding. Require new development to pay its fair share of new County facilities.		
				IS-P74 Utility System Capacity. Coordinate with utility service providers (electricity, gas, and telecommunications) to ensure that an appropriate range of services and adequate capacity is available for current and planned development.		
<i>Alternative</i>				<i>Standards</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>
				IS-S1 Adequate Public Infrastructure and Services Ordinance. New development shall comply with adequate public		

**Table 12-x. Plan Alternatives Comparison Chart:
 Goals and Policies, Standards and Implementation Measures**

			<p>infrastructure and services standards. Adequate public infrastructure and services standards shall be used to determine the level of infrastructure and services to be provided by the applicants concurrent with the new development. Adequate public infrastructure and services standards shall be contained in an ordinance and based on the following:</p> <ul style="list-style-type: none"> ▪ Levels of service standards contained in the General Plan; ▪ Response times established by the Sheriff's Office; ▪ Levels of service adopted by local service providers; ▪ Water, wastewater, fire, recreation and park related district boundaries, ▪ Insurance Service Office (ISO) Public Protection Classification Program ratings; and, ▪ Generally accepted levels of service. 		
A	B		<p>IS-S2 Safe Parks Designs. The design and location of parks shall include features to promote the security of park users, including the incorporation of "safewalk," "neighborhood watch," and community-based policing principles and techniques.</p>		
A	B	C	<p>IS-S2 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 (i.e., develop a Memorandum of Agreement).</p>		
A	B	C	<p>IS-S4 Street Lighting. The standards of the local service provider; street lighting standards contained in the Humboldt County Highway Design Manual or those of the American Association of State Highway and Transportation Officials.</p>		
<i>Alternative</i>			<i>Implementation Measures</i>	<i>Staff Remarks</i>	<i>Vote: R, D, M</i>

<p align="center">Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures</p>					
A	B			<p>IS-IM1 Adequate Public Infrastructure and Services Standards. Adopt an ordinance establishing adequate public infrastructure and services standards.</p>	
A	B			<p>IS-IM2 Monitor Infrastructure and Services Capacity. Utilize wastewater treatment plant annual reports (pursuant to NPDES), water system annual inspection reports (as prepared by Department of Public Health Office of Drinking Water Safety) 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.</p>	
A	B			<p>IS-IM3 Mello Roos Community Facilities Districts/Special Assessment District Formation Procedures. Prepare local goals and policies concerning the use of the Mello Community Facilities Act of 1982 pursuant to Government Code Sections 55312.7 and 53345.8 and include special assessment district financing program policies, as appropriate.</p>	
A	B			<p>IS- IM4 Comprehensive Development Impact/Fiscal Impact Study. Prepare and regularly update a comprehensive development impact/fiscal impact study that quantifies the relationship between new development and the need for additional public facilities and services.</p>	
A	B			<p>IS- IM5 Impact Fees. Adopt an impact fee program based on the comprehensive development impact/fiscal impact study and other similar studies.</p>	
A	B			<p>IS-IM6 Roadway Infrastructure Impact Fees. The County shall determine off-site costs clearly and rationally connected to and resulting from new development as the basis for assessment of roadway infrastructure impact fees.</p>	
A	B			<p>IS-IM7 Other Roadway Funding Mechanisms. The County shall pursue other funding mechanisms to augment</p>	

**Table 12-x. Plan Alternatives Comparison Chart:
 Goals and Policies, Standards and Implementation Measures**

			developer and/or mitigation fees to meet roadway improvement needs, including reimbursement agreements, debt financing, voter-approved taxes, and assessment districts.		
A	B		IS-IM8 Secure Roadway Funding Source. The County shall seek to establish a secure local funding source for roadway maintenance not otherwise funded under state and federal programs, such as a special tax, an increased sales tax, a transient occupancy tax, multi-purpose assessment districts, or other measures.		
A	B	C	IS-IM9 State/Federal Roadway Legislation. The County shall actively support State and/or Federal legislation that generates funding, with growth potential, for transportation infrastructure and operations.		
A	B	C	IS-IM10 Fire Protection Special Assessment Toolkit. Support the development of the Humboldt County Fire Chief's Association special assessment toolkit and provide additional support (such as assistance from the Planning Division, Public Works, Auditor-Controller or Assessor) to facilitate the development of new assessments and special taxes to fund fire protection services.		
A	B	C	IS-IM11 Community Facilities Districts/Assessment Districts. Establish Mello Roos Community Facilities Districts or special assessments, as appropriate, in new development areas where current funding will not support adequate public infrastructure and services standards.		
A	B	C	IS-IM12 Fire Impact Fees. Support and promote the development of capital improvement programs by fire protection service providers that can be used to establish impact fees payable by all new development. Develop documents to facilitate the development of impact fees, such as a methodology for establishing fee amounts, uniform fire impact fee ordinance, agreement		

<p align="center">Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures</p>						
				between fire related districts and the County, etc.		
A	B	C		IS-IM13 Pooled Costs/Shared Resources for Special Districts. In consultation with the Humboldt County Fire Chief's Association, develop programs for special districts to reduce operating costs (similar to County Risk Management reducing district workman's compensation costs for fire protection districts).		
A	B	C		IS-IM14 Fire Protection Level of Service. Support the development of level of service standards by the Humboldt County Fire Chief's Association.		
A	B	C		IS-IM15 Standards of Fire Protection Response. Encourage Fire Districts to prepare and implement the results of standards of response coverage studies; these studies may include: establishment of baseline conditions, risk assessment, establishment of level of service standards and objectives, critical task capability assessment, reliability assessment, and policy recommendations.		
A	B	C		IS-IM16 County Service Area. 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 new districts cannot feasibly be established, and utilize fire protection service agreement 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.		
A	B	C		IS-IM17 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 improve levels of service Countywide and expand service to areas outside existing fire related		

**Table 12-x. Plan Alternatives Comparison Chart:
 Goals and Policies, Standards and Implementation Measures**

				district boundaries.		
A	B	C		IS-IM18 Sheriff's Office Funding Sources. Periodically assess the adequacy of existing Sheriff's Office funding sources by identifying; developing and maintaining sufficient resources to meet Sheriff's Office needs; including increased operational fees, development fees, new taxes, or special assessments.		
A	B	C		IS-IM19 Partner with the County "Community." Build the sheriff/community partnership by cooperating and collaborating with community and other governmental and service organizations on activities and programs, by recruiting officers skilled in community policing and the use of citizens in volunteer capacities, and by the solicitation of input on public satisfaction with Sheriff's Office activities.		
A	B			IS-IM20 Safe Communities Program. Create a Safe Communities Program involving the Sheriff's Office, Planning, and Public Works departments that strives to prevent crime and enhance the quality of life for County citizens through the implementation programs such as "Crime Prevention through Environmental Design" principles. These principles help facilitate both public safety and community building through: A. proper design and maintenance of the physical environment, B. bringing people together in the physical environment (community building), and C. long-term commitment to proper care of the physical environment.		
A	B			IS-IM21 Safety Audits and Community Building. Establish a Safe Communities Program to conduct safety audits on areas and neighborhoods in the County with rates of crime above county averages. An interdepartmental County team will work to		

<p align="center">Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures</p>					
				update County development guidelines to foster the creation of safer physical environments. This interdepartmental team will consider how community design can foster a greater sense of community, as this has been positively associated with reductions in crime and an enhanced quality of life.	
A	B			IS-IM22 Storm Drainage Inventory/Master Plan/Capital Improvement Program. Develop a GIS based inventory of its storm drainage facilities that will include location, size, type and condition, and prepare a county-wide master plan that will focus on drainage for urban areas and include the development of a prioritized capital improvement plan. Utilize funding sources identified below to support this activity.	
A	B			IS-IM23 Storm Drain Infrastructure Impact Fees. Establish impact fees with appropriate escalation clauses for new development for off-site costs clearly and rationally connected to and resulting from new development.	
A	B			IS-IM24 Minimize Flood Risk. Construction standards and review procedures shall be updated to minimize risk, and flood hazard regulations shall be updated to address the water quality impact of manure storage areas (ponds). (Humboldt County Code Zoning Regulations, Title III-Land Use & Development, Division 1-Planning)	
A	B			IS-IM25 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.	
A	B	C		IS-IM26 State and Federal Storm Drainage Funding. Actively support and seek State and Federal funding, such as infrastructure banks, to improve and enhance	

**Table 12-x. Plan Alternatives Comparison Chart:
 Goals and Policies, Standards and Implementation Measures**

				storm drainage and flood control facilities.		
A	B			IS-IM27 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 providers in Humboldt County.		
A	B	C		IS-IM28 Sizing of Water and Wastewater Systems. Require the use of the County General Plan, and Zoning Code in determining the size and location of water and wastewater facilities, and the extent of services provided.		
A	B	C		IS-IM29 Coordination with Service Providers. Utilize referrals, “will serve” letters, and project review meetings, as appropriate, to coordinate with water and wastewater service providers and ensure that necessary infrastructure and planning is in place to support existing, planned, and proposed development.		
A	B	C		IS-IM31 State/Federal Legislation. Support State and/or Federal legislation that generates funding for infrastructure. Track legislation and advocate or appose, as appropriate, new legislation that may benefit or adversely impact the County and its service providers.		
A	B	C		IS-IM31 Update On-Site Sewage Disposal Regulations. Update regulations that govern on-site wastewater systems to protect health and safety and reflect advances in treatment and disposal practices that have occurred since the last update.		
A	B	C		IS-IM32 Telecommunications Facilities Ordinance. Prepare a Telecommunications Ordinance that: ensures compatibility of telecommunications facilities with nearby land uses; is proactive in the design and siting of wireless telecommunications facilities, and provides incentives for unobtrusive and compatible wireless antennas.		

Table 12-x. Plan Alternatives Comparison Chart: Goals and Policies, Standards and Implementation Measures					
A	B			IS-IM33 Street Lighting. Prepare street lighting standards for new development that differentiate between urban and rural settings and that specify when street lights are required based on intersection type and functional classification as well as establish other street lighting criteria, and that specify improvement requirements and criteria for establishing Mello Roos Community Facilities Districts or special assessment to ensure adequate funding for operation and maintenance.	
A	B			IS-IM34 Expand Lighting Districts. Require that new urban development that meets threshold requirements established pursuant to IS-S15, Street Lighting, whether or not the project site is contiguous with current district boundaries, annex to the nearest street lighting district. Annexation proceedings are not subject to LAFCo authority and would be conducted by the Board of Supervisors.	
A	B	C		IS-IM35 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 that 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.	

Preliminary CEQA Analysis

Pursuant to the CEQA Guidelines Appendix G, the threshold for significance for impacts to community infrastructure and services are as follows:

The proposed General Plan Update would result in a significant impact on community infrastructure and services if it would:

Recreation

- A. increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated;
- B. include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment;

Summary

The population growth will increase the need for parks and recreation facilities and services. Many Humboldt County communities do not meet the proposed General Plan population to park acreage standards contained within the Quimby Act. In addition, most communities do not have a special district responsible for providing park service. The proposed Plan contains policies, standards, and mitigation intended to support existing and future park service funding, require that new development contribute its fair share to parks and recreation infrastructure, and expand the availability of parks and recreation throughout the County. The policies and implementation measures contained in the preferred General Plan alternative would reduce park impacts to a less than significant level.

Utilities and Services

- A. exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- B. require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- C. require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- D. have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;
- E. result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;

Summary

The Community Infrastructure and Services Technical Report identifies the condition of water, wastewater, and storm water systems serving the County. Some existing systems do not currently meet applicable Regional Water Quality Control Board standards and many more are expected to have difficulty meeting current standards and expected changes to standards in the future. The proposed Plan contains policies, standards, and mitigation intended to support funding for existing service and require that new development contribute its fair share to infrastructure, as well as policies to expand service provider capacity. The policies and implementation measures contained in the preferred General Plan alternative would reduce utilities and services impacts to a less than significant level.

Public Services

- A. would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically

altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection; police protection; schools; parks; or other public facilities.

Summary

The population growth will increase the need for public facilities and services. The proposed Plan contains policies, standards, and mitigation intended to support existing and future public service funding, require that new development contribute its fair share to public facilities and services, and expand the availability of public services throughout the County. The policies and implementation measures contained in the preferred General Plan alternative would reduce public services impacts to a less than significant level.

Glossary and Definitions

Capital Improvement Program. A Capital Improvement Program (CIP) is a local agency's plan, usually with a five-year planning horizon, for providing infrastructure improvements, including project priorities and funding strategies.

Community Services District. A special district, governed by an independently elected board of directors, formed to provide any one or more of a range of authorized service, including water, wastewater, fire protection, parks and recreation, and street lighting (see California Government Code Section 61000 and following).

County Service Area. A special district governed by the Board of Supervisors formed to provide any one or more of a range of authorized service including water, wastewater, fire protection, parks and recreation, and street lighting within an area of the County (see California Government Code Section 25210.1 and following).

County Water District. A special district, governed by an independently elected board of directors, formed to provide water service, but can also provide a limited range of other services (see California Water Code Section 30000 and following).

Fee. A charge imposed on an applicant or property owner to defray the cost of providing public facilities or services. There are three types of fees: (1) fees for services (such as water or wastewater service) generally referred to as service charges; (2) fees for regulatory activities such as plan review fees; and (3) development fees, which include impact fees that are levied on a developer to off-set the cost of infrastructure to serve that development.

Fire Protection District. A special district, in most instances governed by an independently elected board of directors, formed to provide fire protection services (see California Health and Safety Code Section 13800 and following).

LAFCo. Local Agency Formation Commissions (LAFCo) are established in each county pursuant to state law (the Cortese-Knox-Hertzberg Local Government Reorganization Act

of 2000, California Government Code Section 56000 and following) to review proposals for changes in boundaries of cities and special districts in the County.

Mello-Roos Community Facilities District. Districts (not a “special district” as defined below) often referred to as either Mello-Roos Districts or Community Facilities Districts, established to finance public infrastructure and services through voter approved property taxation (see Mello-Roos Community Facilities Act of 1982, California Government Code Section 53311 and following).

Municipal Service Review. LAFCo determination for each service provider and service type with respect to infrastructure needs or deficiencies; growth and population projections for the affected area; financing constraints and opportunities; cost avoidance opportunities; opportunities for rate restructuring and shared facilities; government structure options, including advantages and disadvantages of consolidation or reorganization of service providers; evaluation of management efficiencies; and local accountability and governance (see California Government Code Section 56430).

Sanitary District. A special district, governed by an independently elected board of directors, formed to provide wastewater service, but can also provide a limited range of other services (see California Water Code Section 30000 and following).

Special Assessment. A charge imposed on a particular real property parcel for a public improvement or service of benefit to that parcel, where the parcel receives direct benefit over and above that received by the general public (see Article XIII D of the California Constitution).

Special District. A local governmental agency formed pursuant to general law of the state or special act (for a list of special districts subject to LAFCo authority see California Government Code Section 56436).

Special Tax. A tax, the proceeds of which are dedicated to a specific purpose. Because it is a tax, not a fee or assessment, the amount of the special tax is not limited to the relative benefit it provides to taxpayers. Special taxes cannot be imposed on an ad valorem (property value) basis (see Article XIII C of the California Constitution).

Sphere of Influence. A LAFCo approved plan for the probable physical boundaries and service areas of a city or district incorporating the Municipal Service Review (see California Government Code Section 56425 and following).

Attachment 1

Table 1. Adequate Public Infrastructure and Service Standards for New Development

<i>Land Use Type</i>	<i>Fire Protection & Emergency Medical Response</i>	<i>Law Enforcement Response</i>	<i>Road Intersection Level of Service, Improvements</i>	<i>Water</i>	<i>Sanitation</i>	<i>Park/ Schools</i>	<i>Stormwater and drainage</i>
Public Lands	ISO 10 45 min. response	45 min. response	LOS C (non-peak hours) LOS D (peak hours)	Individual Wells Permitted in Areas with Proven Long Term Water Supply	Septic on Lots 1 acre or greater	N/A	No Net Increase in harmful Run-off from parcel
Agriculture Lands	w/in fire related district ISO 9 30 min. response	30 min. response	LOS C (non-peak hours) LOS D (peak hours)	Individual Wells Permitted in Areas with Proven Long Term Water Supply	Septic on Lots 1 acre or greater	Consult with local school district	No Net Increase in harmful Run-off from parcel
Rural Lands	w/in fire related district ISO 8b 20 min response	30 min. response	LOS C (non-peak hours) LOS D (peak hours)	Individual Wells Permitted in Areas with Proven Long Term Water Supply	Septic on Lots 1 acre or greater	Consult with local school district	No Net Increase in harmful Run-off from parcel

Humboldt County General Plan Preliminary Hearing Draft December 20, 2007 Workshop

Community Infrastructure and Services Element

<i>Land Use Type</i>	<i>Fire Protection & Emergency Medical Response</i>	<i>Law Enforcement Response</i>	<i>Road Intersection Level of Service, Improvements</i>	<i>Water</i>	<i>Sanitation</i>	<i>Park/ Schools</i>	<i>Stormwater and drainage</i>
Rural Community Center (limited array of public services)	w/in fire related district ISO 7 12 min. response	Less than 20 min. response	LOS C (non-peak hours) LOS D (peak hours)	Public System; Individual Wells Allowed in limited situations	Public System; Septic on Lots 1-acre or greater	Neighbor-hood Parks/ Consult with local school district	Drainage Plan Required
Urban Areas (full array of services, school, libraries)	w/in fire related district ISO 6 5-8 min. response	Less than 15 min. response	LOS C (non-peak hours) LOS D (peak hours)	Public System	Public System	Neighbor-hood Parks/ Consult with local school district	Drainage Plan Required

Notes:

Attachment 2

Draft Wireless Telecommunications Facilities Ordinance

Key Sections:

Section 8.2	Zones where WTF are permitted
Section 8.3F	Required alternatives analysis
Section 8.3H	Required independent review
Section 8.4	Development Standards
Section 8.6A	Certification of Facilities

Draft Ordinance:

(To Be Added and Renumbered As
Sections 314-90.1 of the Inland Zoning Regulations & 313-91.2 of the Coastal Zoning Regulations)

Sections:

8.1	Purpose
8.2	Applicability
8.3	Submittal Requirements
8.4	Additional Standards and Criteria
8.5	Procedures
8.6	Findings for Approval
8.7	Certification of Facilities; Exercise of Permits; Cessation

Purpose

The purpose of this Article is to establish a uniform and comprehensive set of standards and procedures to manage the development, siting, installation, and operation of wireless telecommunications antennas and related facilities ("wireless telecommunications facilities") in accord with the Federal Telecommunications Act of 1996. These regulations are intended to promote the orderly and appropriate development of wireless telecommunication facilities (WTF) within the County in a manner that will protect and promote public health and safety, prevent visual blight, preserve the County's rural character, and protect scenic, natural, and cultural resources.

Applicability

These requirements of this Chapter regulations shall apply to all telecommunications facilities that transmit and/or receive electromagnetic signals including, but not limited to personal communications services (cellular and paging) and radio and television broadcast facilities with the following exceptions:

- Licensed amateur (ham) radio and citizen band operations;
- Receive only satellite dishes one meter or less in diameter;
- Hand-held, mobile, marine, and portable radio transmitters and/or receivers;
- Emergency services radio;
- Antennas and equipment cabinets or rooms completely located inside of permitted structures; and

- Minor modifications to existing WTF, including replacement in-kind or with smaller or less visible equipment, that meet the standards set forth in this Chapter and will have little or no change in the visual appearance of the facility following written notification to the hearing officer.

WTF shall be permitted:

- 1) As a principally permitted use in all zones except residential (R-1, R-2, R-3, R-4, RS, RA) if the facilities are hidden in existing buildings or structures, or and not visible from anywhere off the subject property; or
- 2) With a Special Permit in all zones except residential (R-1, R-2, R-3, R-4, RS, RA) if the facilities are NOT hidden in existing buildings or structures and not visible from anywhere off the subject property: (Note: An exception to the height limit in the principal zone may also be allowed with a special permit).

WTF shall not be permitted in residential zones (R-1, R-2, R-3, R-4, RS, RA).

Supplemental Application Submittal Requirements

An Applicant shall file a written application for an Administrative Use Permit or Use Permit with the Zoning Administrator in accord with the application procedures under Article 312-5. In addition to any other requirements of the zoning regulations, applications shall, at a minimum, include the following information :

Project Description. The project description shall include a narrative providing the following information with supporting documentation:

The purpose of the proposed facility (e.g. to accommodate increased demand, improve the quality of existing service, etc.);

A description of the services the Applicant proposes to offer or provide;

Technical specifications of the proposed facility including a description of the type of antennas, operating frequencies, and maximum power output including proposed increase in effective radiating power if there is an existing WTF on the site;

The reasons why the proposed site is necessary to accomplish the provider's service objectives and is the most appropriate location based on the objectives and requirements of this article including the analysis of alternatives.

Plans and Elevations. Plans shall include a diagram of the proposed facility and antennae, including height, shape, size, nature of construction, and lighting, and a site and landscaping plan. Elevations shall include all existing or proposed structures on which facilities are proposed to be located. All plans and elevations shall be fully-dimensioned.

The plans must provide sufficient detail to demonstrate that any new or replacement tower structure will be able to accommodate at least one (1) other similar telecommunications provider in addition to the Applicant.

The elevations shall show all supporting cables and guy wires.

The site/landscaping plan shall include, at a minimum, the following features: specific placement of the proposed tower or towers, equipment shelters, generators, ground-mounted lighting, any other WTF on the site; setbacks from adjacent property lines; location of existing structures, trees, and other significant site features identifying those features proposed to be removed; type and locations of plant materials proposed to screen WTF components; proposed roads and driveways; and the proposed materials and color(s) for the WTF.

If co-location is proposed, the plans shall include a diagram showing the separation between the proposed WTF and any existing WTF(s) on the same support structure or site.

Vicinity Map. A scaled diagram showing the parcel where the facility is proposed and all surrounding parcels within 500 feet including existing and proposed structures, lot lines, parcel numbers, and public rights-of-way. The diagram shall identify the use and specify the distance from all habitable structures within 500 feet.

Visual Analysis. A visual impact analysis including scaled elevation diagrams, before and after-photo simulations showing views, and a map depicting where the photos were taken. Where the installation would be readily visible from the public right-of-way or from surrounding properties, the application shall include an explanation as to why, if screening or other techniques to minimize visibility are not proposed, such approaches to reduce the visibility of the installation would not be effective. The Zoning Administrator may require the submission of photo overlays, scaled models, renderings, or mockups to document the effectiveness of techniques proposed to minimize visibility

Inventory. An inventory list and map of existing WTFs operated by the applicant within two (2) three (3) miles of the proposed site ("Service Area"). The inventory list must include specific information as to location, height, and design of each facility. The County may share such information with other applicants seeking to locate WTFs within the Service Area, in order to encourage co-location.

Alternatives Analysis. A report evaluating alternatives to the proposed project that explains why the project as proposed is the best way to accomplish project alternatives while minimizing project impacts. The analysis shall describe at least two alternatives that could provide comparable service to the proposed service area. The alternatives shall include at least two different locations if there is no WTF on the subject property, and at least one alternative design if there is an existing WTF on the site. The analysis need not include alternatives that would not produce a minimum quality signal or would create substantial interference with another service. Alternatives should include a mix of service strategies that incorporate existing, attached, or freestanding facilities. If the analysis does not include at least two alternative plans the analysis shall explain why there are no feasible alternatives to the proposed project. The analysis shall include a map showing alternative sites and provide the following information for each alternative:

A description of each alternative, including its ancillary equipment and structures and associated

roads that compares and contrasts each alternative and the proposed project with respect to the following factors.

Level of service;

Number of towers;

Difference in tower heights and silhouettes from the proposed project;

Potential visual impacts;

Existing and proposed land uses within 500 feet;

Proximity to service area;

Potential environmental impacts including proximity to historic, archaeological, scenic, and biological resources including sensitive and critical habitat areas.

The alternative plans need not be analyzed at the same level of detail as the proposed project, but must provide justification for selection of the proposed project.

3. If the application proposes to construct a new building or structure monopole, the Applicant shall explain why co-location or location on another kind of support structure is not feasible, including efforts made to develop such an alternative. As used in this chapter, the term “feasibility” or “feasible” shall take into account technical feasibility, radio signal transmitting and receiving requirements, aesthetics, electromagnetic fields, costs, landowner permission, facility owner permission, and all necessary approvals under this Chapter these regulations and the Uniform Building Code, as well as the common meaning of the term. If the owner of a building or structure will not consent to placement of wireless telecommunications facilities on the building or structure, then placement or co-location of wireless telecommunications facilities on the building or structure shall be deemed to be not feasible. If it is not reasonably practical to place or co-locate wireless telecommunications facilities on a building or structure, then placement or co-location of wireless telecommunications facilities on the building or structure shall be deemed to be not feasible. If the application proposes to establish a facility within a designated scenic resource area or within a residential zoning district, the analysis shall identify and evaluate feasible alternatives outside these respective areas.

Documentation of Compliance. Copies of all applicable licenses or other approvals required by the Federal Communications Commission (FCC), the California Public Utilities Commission (PUC), and any other agency of the Federal or State government with authority to regulate telecommunications facilities including documentation of compliance with all conditions imposed in conjunction with such licenses or approvals. The application shall include engineering calculations and other documentation demonstrating that the proposed WTF will comply with all applicable FCC requirements and standards. If the FCC has categorically excluded the applicant from demonstrating compliance with the FCC standard, the application shall include evidence of such determination.

Independent Review Agreement. For all WTF that will exceed 50% of FCC RF standards, aA statement

offering to pay the reasonable cost of peer review by an approved licensed electrical engineer (hereinafter, “an approved engineer”)if requested by the County, and to provide sufficient information for the approved engineer retained by the County to evaluate the analysis of alternatives, verify that the site is necessary for the purpose stated in the Applicant’s narrative, and will not operate in a manner that exceeds the FCC Maximum Permissible Exposure Limit for human exposure or any binding, more restrictive standard applicable to the installation.

Fees. In addition to any other fees required by this Code, Applicants shall pay a permit fee as established by resolution of the Council, to cover the reasonable actual cost and a reasonable administrative fee for consulting services required by the County to evaluate any technical aspect of the WTF application.

Additional Information. Any other information that the County requires for issuance of a Use Permit pursuant to the County Zoning Code including documentation required to conduct environmental review required by the California Environmental Quality Act (Public Resources Code 21000 et. seq.)

Additional Development Standards and Criteria

In order to ensure compatibility with surrounding land uses and protect public safety and natural, cultural, and scenic resources, in addition to all other applicable requirements of this Code, all wireless telecommunications facilities shall be located, developed, and operated in compliance with the following standards unless the Zoning Administrator or the Planning Commission hearing officer makes the findings required by Section 8.5 8.5 based on information in the record, that approval of an exception will not increase the visibility of the facility, decrease public safety, or degrade significant resources.

Location and Siting. All facilities shall be designed and sited to minimize their visibility, prevent visual clutter, and reduce conflicts with surrounding land uses. As used in this chapter, “readily visible” means that the WTF can be seen by a person with normal vision and distinguished as an antenna or other component of a WTF.

No facility shall be sited within 100 vertical feet of an exposed ridgeline unless it has been designed to blend with the surrounding natural or existing built environment so that it is effectively unnoticeable or, due to the specific location, existing development or existing vegetation, will be screened from public view.

No facility shall be sited where it will be silhouetted against the sky as viewed from a designated Scenic Highway, public park, recreation or cultural facility or other public recreation area lands,

No facility shall be sited in a designated Coastal Scenic or Coastal view View Area or at any location where it will be readily visible from a public right-of-way, public park or cultural facility.

Facilities shall not be located within the safety zone of any airport per Public Works Aviation Division unless the airport operator has determined that the proposed location will not adversely affect airport operations. No facility shall be located in a residential zoning

district where it is readily visible from the habitable area of a dwelling unit within 500 feet.

No facility shall be located within 500 feet from any residential zoning district, dwelling unit, public or private school, or child day care facility unless an NIER report shows exposure levels will be less than 10 percent of the FCC standard.

No telecommunications antenna or ancillary facility shall be established as the primary use on any site except within the Industrial or Agricultural Districts unless the site has already been developed with an WTF that was established subject to all applicable requirements.

Antennas, support structures, and equipment shelters may be installed on the roof or directly attached to any existing building or structure if they are not visible from the public right-of-way or from the habitable portion of any dwelling unit within 500 feet or are architecturally integrated into the design of the building or structure so long as such facilities do not protrude more than two feet horizontally from the building or structure, and comply with the height requirements of this chapter.

The Planning Commission, or the Board of Supervisors on appeal, shall review and approve the installation of any wireless telecommunications facility on a building or structure or on a site that has been designated as a County Historical Landmark.

No WTF that is readily visible from an off-site location shall be installed closer than three miles from another wireless telecommunications facility that is readily visible or uncamouflaged, unless it is a co-located facility on a multiple-user site, has been designed or camouflaged so that it blends into the surrounding natural or existing built environment. An exception may be granted to this section if evidence is submitted by the applicant to support a finding by the Hearing Officer that co-location and camouflaging is infeasible.

Sites that require construction or grading on slopes of 30% or more shall be avoided unless environmental review shows that all drainage and erosion impacts can be mitigated to less than significant levels. 12. Guyed or lattice towers shall not be permitted under 200' height.

Support Structures. Support structures for WTFs shall be any of the following:

A single pole (monopole) sunk into the ground and/or attached to a foundation. Any new monopole must be constructed to allow for co-location of at least one (1) other similar wireless communications provider.

A monopole mounted on a trailer or a portable foundation if the use is for a temporary wireless communications facility.

An existing non-residential building.

An existing structure other than a building including but not limited to, light poles, electric utility poles, water towers, smokestacks, billboards, lattice towers, and flag poles. This term includes an electric utility pole erected to replace an existing electric utility pole, if the replacement pole will serve both electric and wireless communications functions, and if the replacement pole is substantially equivalent to the predecessor pole in placement, height, diameter and profile.

An alternative tower structure such as a clock tower, steeple, functioning security light pole, functioning recreational light pole, or any similar alternative-design support structure that conceals or camouflages the WTF. The term "functioning" as used herein means the light pole serves a useful and appropriate lighting function as well as a wireless communications function. Existing publicly-owned and operated monopole or a lattice tower exceeding sixty-five (65) feet in height.

Height of Support Structure

Freestanding antennas and monopoles may not exceed the maximum permitted height in any district by more than 15 feet. The height of a freestanding support structures shall be measured from existing grade below the center of the base of the tower to the top of the tower or to the highest point of the highest antenna or piece of equipment attached thereto.

Building or structure-mounted WTFs shall not exceed a height of fifteen (15) feet above the height limit of the zoning district or 15 feet above the existing height of a legally established building or structure, whichever is higher, measured from the top of the WTF to the point of attachment to the building. (Note: An exception to the height limit in the principal zone may also be allowed with a special permit).

Setback. When determining whether a wireless telecommunications facility complies with the following requirements, the setback shall be measured from the boundary of the entire property under the same ownership even though the WTF may be sited on one or more leased parcels within such lot.

Except as otherwise provided for in this chapter, all WTF's shall be set back a minimum distance of five one hundred (500)(100) feet from any residentially zoned property (R-1, R-2, R-3, R-4, RS, RA), dwelling unit, school or daycare facility and shall be set back from any adjacent property line a minimum distance that is equal to one-hundred-ten (110) percent of the height of the WTF (including attached antennae) or a minimum distance equal to the building setback for the district in which it is located, whichever is greater.

The Zoning Administrator or the Planning Commission hearing officer may waive or reduce setback requirements for monopoles located on property in County ownership, subject to the following conditions:

Monopoles shall be setback from adjacent residential properties to the maximum extent feasible in compliance with applicable standards.

WTF antennas may be mounted on a legally established structure that does not comply with the setback requirements of this Code so long as any facility located within 500 100feet from an existing residential district, dwelling unit, school, or day care facility has exposure levels less than 10 percent of the FCC standard based on an NIER report. Any unenclosed equipment cabinet or building shall comply with the required setbacks for buildings of the zoning district in which it is located.

Design and Screening.

Wall and building-mounted WTF shall be encased to match existing architectural features, incorporated in building design elements, or otherwise screened from residential views and public rights-of-way in a manner that is compatible with the architectural design of the building.

WTF mounted on an existing structure shall be camouflaged from residential views and public rights-of-way in a manner architecturally compatible with the structure.

All WTF and their component parts shall be painted or textured to camouflage the installation, achieve architectural compatibility, or otherwise minimize the facility's visibility. Paint colors, which must be non-reflective, are subject to approval.

Disturbance of Existing on-site vegetation shall be preserved or improved and disturbance of the existing and topography will be minimized., unless the decision-making authority determines that such changes will help to minimize the visual impact of the facility;

Artificial lighting of WTF, including facility components, is prohibited, unless required by the Federal Aviation Administration. Motion-sensor lighting may be used for security purposes, if the beam is directed downwards, shielded from adjacent properties and not operated when personnel are present at night.

Equipment Cabinets and Buildings

Equipment cabinets shall be located within the building upon which antennae are placed, if technically feasible. Otherwise, equipment cabinets and buildings, and associated equipment such as air conditioning units and emergency generators, shall be screened from view by a wall or landscaping., as approved by the County Any wall shall be architecturally compatible with the building or immediate surrounding area.

An equipment cabinet shall not exceed eight (8) feet in height and a building shall not exceed one story. An equipment cabinet or building may contain an area of up to three hundred (300) square feet for a single provider or six hundred (600) square feet for multiple wireless providers. An equipment cabinet or building for servicing a public safety communications tower may exceed these size limitations.

Security Fencing; Anti-Climbing Features

Security fencing, if any, shall not exceed the maximum permitted height of fencing in the district where the facility is located but may extend up to eight (8) six (6) feet in height if necessary to conform to the above grade height of the equipment cabinet. Fencing shall be effectively screened from view through the use of landscaping. No chain link fences shall be visible from public view.

Anti-climbing features shall be incorporated into the WTF, as needed, to reduce potential for trespass and injury.

Radio Frequency Standards; Interference; Noise

The WTF shall comply with federal standards for radio frequency (RF) emissions. A report prepared by a qualified engineer shall be submitted to confirm conformance with federal standards. No wireless telecommunications facility or combination of facilities shall at any time produce power densities that exceed the FCC's limits for electric and magnetic field strength and power density for transmitters. Failure to meet federal standards may result in termination or modification of the permit.

The permittee shall ensure that the WTF will not cause interference with the reception of existing WTF devices, cable television, community antennae television systems, or satellite broadcast television systems. If at any time the County finds that the WTF interferes with such reception, and if such interference is not cured within thirty (30) days, the County may revoke or modify the permit.

WTF and any related equipment, including backup generators and air conditioning units, shall not generate continuous noise in excess of forty (40) decibels (dBa) measured at the property line of any adjacent residential property, and shall not generate continuous noise in excess of fifty (50) dBa during the hours of 7:00 a.m. to 10:00 p.m. and forty (40) dBa during the hours of 10:00 p.m. to 7:00 a.m. measured at the property line of any non-residential adjacent property. Backup generators shall only be operated during power outages and for testing and maintenance purposes.

Co-Location. The Applicant and owner of any site on which a WTF is located shall cooperate and exercise good faith in co-locating WTFs on the same support structures or site. Good faith shall include sharing technical information to evaluate the feasibility of co-location, and may include negotiations for erection of a replacement support structure to accommodate co-location.

In the event a dispute arises as to whether a permittee has exercised good faith in accommodating other users, the County may require the Applicant to obtain a third party technical study at the Applicant's expense. The County may review any information submitted by applicant and permittee(s) in determining whether good faith has been exercised.

No co-location may be required where the shared use would or does result in significant interference in the broadcast or reception capabilities of the existing telecommunications facilities or failure of the existing WTFs to meet federal standards for emissions.

Failure to comply with co-location requirements when feasible or to cooperate in good faith as provided for in this Article is grounds for denial of a permit request or revocation of an existing permit.

Maintenance of Facility. Permittee shall maintain the WTF, including paint and landscaping, to standards imposed by the County at the time of granting the permit. If the permittee fails to maintain the facility, the County may undertake maintenance at the expense of the permittee or terminate the permit.

Supplemental WTF Findings

A wireless telecommunications facility subject to the requirements of this Chapter shall not be established, expanded, or otherwise modified except in conformance with the following requirements.

Design Review Required. All wireless telecommunications facilities subject to the requirements of this Chapter shall be subject to design review to ensure that the Applicant has employed all feasible measures to minimize the visual impact of the facility in compliance with the requirements of Section 8.6.

Principal Permitted Use. The following wireless telecommunications facilities shall be permitted in any Commercial, Industrial, Public Facility, Recreation/Conservation, Resource, or Wireless Telecommunications Overlay (WTO) district subject to design review by the Zoning Administrator and the requirements of this Chapter:

A facility affixed to an existing building or structure;

A new ground-mounted monopole in an Industrial zone that is not readily visible from off-site or, if visible from off-site, is located at least one (1) mile from any existing or approved monopole;

A new alternative tower structure

Public safety communications towers sixty five (65) feet in height or less;

Temporary wireless telecommunications facilities.

Zoning Administrator Use Permit. The Zoning Administrator may issue a Use Permit to establish the following facilities subject to design review, the requirements of this chapter, and based on the applicable findings in Section 8.5:

A facility co-located on an existing legally established monopole or support structure in any zoning district;

A ground-mounted tower or monopole that complies with the height limit in any Commercial, Public Facility, or Resource district;

A ground-mounted tower or monopole in an Industrial district that is readily visible from off-site and is located within one (1) mile of any existing or approved monopole.

Planning Commission Use Permit. All other wireless telecommunications facilities shall require the approval of the Planning Commission following a public hearing.

Minor Modifications. The Zoning Administrator may approve minor modifications to any legally established WTF, including replacement in-kind with smaller or less visible equipment and aesthetic upgrades, without notice or hearing. Such modifications shall be subject to compliance with the standards set forth in this Chapter and all existing conditions of approval based on written notification to the Zoning Administrator.

Master WTF Permit for Two or More Sites. If an Applicant applies for Use Permits to establish wireless telecommunications facilities on two (2) or more sites, the Director may require that such applications be reviewed and acted upon as a single application for a Master WTF Permit. The Director may require the submission of any information necessary to allow review and analysis of the potential effects of the combined applications in a coordinated manner.

for ApprovalThe Planning Commission or the Zoning Administrator, in the case of Administrative Use Permits hearing officer, may approve or approve with conditions any Use Special Permit required by these regulations under this Chapter only after making the applicable findings required by this code for approval of such permits and the following additional findings:

The proposed use conforms with the specific purposes of this chapter Section and any special standards applicable to the proposed facility;

The Applicant has made good faith and reasonable efforts to locate a WTF on a support structure other than a monopole or to accomplish co-location.

The proposed site results in fewer or less severe environmental impacts than any feasible alternative site.

Additional Supplemental Findings:

D. The hearing officer may waive or modify requirements of this chapter upon finding that strict compliance would result in noncompliance with applicable federal or state law.

E. To locate a facility within 100 vertical feet of an exposed ridgeline, or at any location where it is visible from a public right-of-way, public park, public lands, or other public recreation or cultural facility, the decision makerhearing officer shall find that:

It is not feasible to incorporate additional measures such as a decrease in height, increase in setback, change in design, relocation relative to other structures or natural features, that would further reduce its visibility; and

The proposed WTF provides an important link in the Applicant's service area build-out and is necessary to provide personal wireless services to County residents.

F. To approve reduction in setback, the decision makerhearing officer shall make one or more of the following findings:

1. The facility is proposed to be co-located onto or clustered with an existing, legally established telecommunication facility.

2. All of the owners of affected properties agree to the reduced setback. A property is considered affected if its dwelling unit lies within a distance equivalent to the required

- setback for the subject tower prior to reduction and the reduced setback would result in the tower being located closer to the dwelling unit than the above setback would otherwise allow.
3. The reduced setback enables further mitigation of adverse visual and other environmental impacts than would otherwise be possible. The Planning Commission may waive or modify requirements of this chapter upon finding that strict compliance would result in noncompliance with applicable federal or state law.

Certification of Facilities; Cessation; Exercise of Permits; Transfer of Permits

Certification of Facilities. In order to ensure continuing compliance with all applicable emission standards, all wireless telecommunications facilities that will exceed 50% of FCC RF standards shall be reviewed by an approved engineer in accord with the schedule and procedures set forth below. All reasonable costs of such inspections shall be born by the owner or operator of the facility. The County may require, at the operator's expense, independent verification of the results of any analysis. If an operator of a telecommunications facility fails to supply the required reports or fails to correct a violation of the Federal Communications Commission standard following notification, the Special Permit is subject to modification or revocation by the hearing officer following a public hearing.

Within ninety (90)forty five (45) days of initial operation or modification of a telecommunications facility, the operator of each telecommunications antenna shall submit to the hearing officer written certification by an approved engineer that the facility's radio frequency emissions are in compliance with the approved application and any required conditions. The engineer shall measure the radio frequency radiation of the approved facility and determine if it meets the FCC requirements for these measurements, and the engineer's findings with respect to compliance with the FCC's MPE limits shall be submitted to the hearing officer. If the report shows that the facility does not comply with applicable FCC requirements, the owner or operator shall cease operation of the facility until the facility complies with, or has been modified to comply with, this standard. Proof of compliance shall be a certification provided by the engineer who prepared the original report. In order to assure the objectivity of the analysis, the County may require, at the applicant's expense, independent verification of the results of the analysis.

Within two years of approval and once every two (2) years thereafter for a period of four years, and at any time within such six-year period within 90 days of any change in applicable FCC radio frequency standards or of any modification of wireless telecommunications facilities, the operator of each wireless telecommunications antenna shall submit to the hearing officer written certification by an approved engineer demonstrating continued compliance with all applicable FCC radio frequency standards. The engineer shall measure the radio frequency radiation of the approved facility and determine if it meets FCC requirements.

After the initial six-year period following approval has elapsed, the operator of each wireless

telecommunications facility shall only be required to submit to the hearing officer written certification by an approved engineer of compliance with applicable FCC radio frequency standards within 90 days of any change in applicable FCC radio frequency standards or of any modification of the facility requiring a new submission to the FCC to determine compliance with emission standards. If calculated levels exceed 80% of the FCC's MPE limits, the operator of the facility shall hire an approved engineer to measure the actual exposure levels. If calculated levels are not in compliance with the FCC's MPE limit, the operator shall cease operation of the facility until the facility is brought into compliance with the FCC's standards and all other applicable requirements. A report of these calculations, required measurements, if any, and the engineer's findings with respect to compliance with the current MPE limits shall be submitted to the hearing officer.

If the hearing officer Zoning Administrator at any time finds that there is good cause to believe that a telecommunications antenna is not in compliance with applicable FCC radio frequency standards, he/she may require the operator to submit written certification that the facility is in compliance with such FCC standards.

The owner or operator of any wireless telecommunications facility that was approved by the County before the effective date of this chapter, shall submit the following to the Zoning Administrator within six (6) months from the date of notification:

A written summary certifying the commencement date and expiration date of any lease, license, property right, or other use agreement for the facility, including any options or renewal terms specified therein. The information disclosed in this summary is, and shall remain, confidential, shall not be made a matter of public record, and shall not be disclosed to any third party without the express written consent of the applicant;

Written certification by an approved engineer that the facility's radio frequency emissions are in compliance with the approved application and any required conditions. The engineer shall measure the radio frequency radiation of the approved facility and determine if it meets the FCC requirements. If the report shows that the facility does not comply with applicable FCC requirements, the owner or operator shall cease operation of the facility until the facility is brought into compliance. In order to assure the objectivity of the analysis, the County may require, at the applicant's expense, independent verification of the results of the analysis.

Any facility that was approved by the County prior to the effective date of this chapter and which does not comply with this chapter on the date of its adoption shall be considered a lawful non-conforming use provided that the owner or operator submits the information required in subsection B of this section. A lawful non-conforming personal wireless service facility shall be subject to the requirements of Chapter 23C.04 except to the extent that they are modified herein.

Failure to submit the information required in this section will be considered a violation of the Zoning Ordinance. Any facility found in violation may be ordered to

terminate operations by the Zoning Adjustments Board following a duly noticed public hearing.

Cessation of Operations. If use of the facility is discontinued for over ninety (90) days, the permit shall expire and permittee must remove the facility or the County may cause the facility to be removed at the expense of the permittee/owner of the facility. Within thirty (30) days of cessation of operations of any wireless telecommunications facility approved pursuant to this chapter, the operator shall notify the Zoning Administrator hearing officer in writing that the facility is no longer in operation and will be removed within 90 days if the date operations ceased. The permit for said wireless telecommunications facility shall be deemed lapsed and of no further effect six (6) months thereafter unless:

The Zoning Administrator hearing officer has determined that the same operator resumed operation within six (6) months of the notice; or

The County CSD Dept. has received an application to transfer the permit to another operator..

No later than thirty (3) days after a permit has lapsed under the preceding subsection, the operator shall remove all wireless telecommunication facilities from the site. If the operator fails to do, the property owner shall be responsible for removal, and may use any bond or other assurances provided by the operator pursuant to the requirements of Section 23C.17.050 these regulations to do so. If such facilities are not removed, the site shall be deemed to be a nuisance pursuant to Section 23B.64 312-51.5.2 and the County may call the bond to pay for removal.

Failure to inform the Zoning Administrator of cessation of operations of any existing facility shall constitute a violation of the Zoning Ordinance and be grounds for:

prosecution;

revocation or modification of the permit;

Calling of any bond or other assurance secured by the operator pursuant to the requirements of Section 23C.17.050; and/or