

Chapter VII. PUBLIC SERVICES ELEMENT



Comment: *The comments are included to explain some of the rationale for the recommended changes. The comments are intended to stay with these recommendations but not be included in final policy language.*

Chapter VII. PUBLIC SERVICES ELEMENT

Part I: Introduction

The success of this General Plan largely depends on the County's ability to ensure that public facilities and services will be available in those areas targeted for new growth. The development of communities with a diversity of housing types for our residents cannot occur without necessary water, sewer, roads, drainage, and other infrastructure. This Public Services Element has been designed to ensure that infrastructure development will support the Plan's goals for communities and housing development. It focuses on assuring that past problems associated with public services do not reoccur in the future. Requirements for concurrent development of public facilities and service improvements are aimed to ensure that, in the future, development will be planned commensurate with the availability of public services, facilities and improvements.

Part I of this Element provides an explanation of the background and rationale for the policy direction found in Part 2. Part I is for information only and is not to be construed as policy.

Guiding Objectives

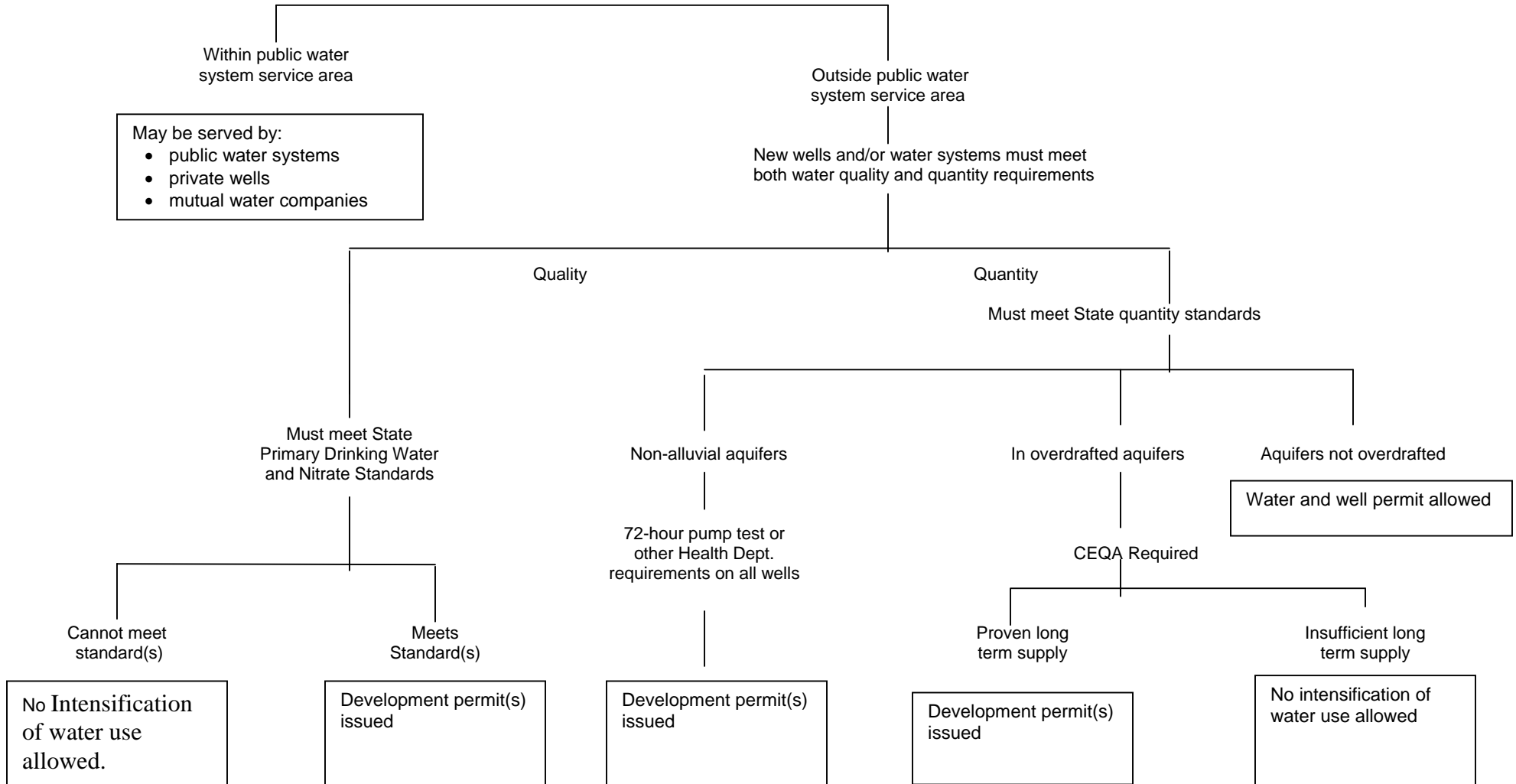
#8 Provide adequate infrastructure and public services for existing residents and businesses. Ensure that infrastructure and public services are available, fully funded and constructed concurrently with new development. Ensure that new development neither increases the infrastructure and public service cost for existing residents and businesses nor reduces their quality of service by any significant amount.

#5 Promote the development of walkable communities that meet the daily needs of their residents, offer a high quality of life for their residents, and reduce the need for automobile trips.

Key Concepts

This General Plan is framed to ensure future development is closely linked to the provision of water, wastewater treatment, and other necessary facilities.

DOMESTIC WATER DEVELOPMENT REQUIREMENTS*



* The first single-family residential dwelling on a legal lot of record shall be exempt from these requirements and shall not be considered development for the purpose of these water policies. [RG committee 2/2/6/04]

Part 2: Goals and Policies

Goal PS-1 - Adequate Public Facilities

Require new development to provide adequate infrastructure and public services to serve the new development.

- Policy PS-1.1 **Infrastructure Planning** – Infrastructure planning and financing studies shall be required for all new standard subdivisions (5 or more lots) in all Community Areas and Rural Centers, pursuant to Goals and Policies contained in the Land Use Element. Exceptions, timing and other procedural requirements are defined in the Land Use Element policies.
- Policy PS-1.2 **Adequate Public Facilities and Services for New Subdivision** – Adequate Public Facility and Services (APFS) requirements shall:
- a. Ensure that APFS needed to support new subdivision development meet or exceed the level of service standards of Policy PS-1.3;
 - b. Ensure that APFS needed to support new subdivision development is available concurrently with the impacts of such development (see definition of “Concurrency”);
 - c. Encourage development in infill areas where APFS are available, while acknowledging the right to develop existing lots of record throughout the county; and
 - d. In new subdivisions, seek to achieve level of service standards through improvements funded by Fair Share impact fees and planned capital improvements.
- Policy PS-1.3 **Standards for Creation of New Residential Lots Adequate Public Facilities and Services** – The County shall utilize the Adequate Public Facilities and Services standards established in Table PS-1, “ Rural and Urban Infrastructure and Service Standards” to determine APFS requirements appropriate for new subdivision development.
- Policy PS-1.4 **Positive Determination** – No application for new subdivision development shall be approved unless accompanied by a positive determination, or a positive determination subject to conditions, relating to adequacy of public facilities and services in compliance with the standards set forth in Table PS-1. A finding of overriding considerations may be considered for affordable housing projects located in Affordable Housing Overlay Areas, pursuant to Land Use Element Policy LU-10.1.
- Policy PS-1.5 **Cost Sharing** – Development shall pay its Fair Share of the cost of developing new facilities and services serving the new development. This shall include costs associated with mitigating new development impacts on the capacity of existing facilities and services. This policy shall not apply to the following developments: The remodel/expansion of an existing residence; the remodel expansion of an existing use, so long as the expansion is no more than fifty percent of the existing floor area; construction of the first single family home, on-site employee housing, caretaker unit, or small-scale neighborhood-serving commercial use on an existing lot of record; secondary dwellings including caretaker units, guesthouses, senior citizen units, farm employee dwellings accessory to the principal residence pursuant to Policy LU-9.3 or other principal units on-site, as well as farmworker housing pursuant to Policy LU-9.4.
- Policy PS-1.6 **Documentation of Sewage Treatment and Water** – As a part of project approval, the County shall require that applicants demonstrate that their projects will be supplied with sewage treatment and water adequate for the permitted use. When supplied by a public utility, demonstration of service shall be a letter prior to project approval from the appropriate

utility stating a commitment to provide service. When supplied on-site, the County may require that application for development of water and sewage facilities be processed prior to or concurrent with the application for the development to be served. Where service from a public utility is actually available to the proposed development and connection would be feasible, service shall be obtained from the public utility. Where service from a public utility is not available or connection would not be feasible, then the applicant may elect to provide such service(s) by adequate alternative means (on or off site). All improvements necessary to provide such services shall be developed, operational, and available to serve concurrent with construction of the new development (see definition of “concurrency”).

Policy PS-1.7 **Phased Project Improvements** – The County shall require improvements to be installed concurrently with new phased subdivision development in accordance with an infrastructure phasing plan, as approved at the time of project approval. A conceptual plan for phasing needed improvements shall be required for subdivisions at the time of tentative map approval.

Goal PS-2 - Ambulance, Sheriff, and Fire

Strive to provide ambulance, sheriff, and fire services adequate for the protection of life and property. Primary service delivery emphasis shall be directed to service areas with the highest concentrations of urban development.

Policy PS-2.1 **Consider Service Levels** – The County shall coordinate with public safety service agencies and consider the availability of sheriff, ambulance and fire services prior to approving the creation of new lots, pursuant to Table PS-I.

Policy PS-2.2 **Prioritize Services** – The County shall prioritize the provision of services, giving the highest priority to Community Areas where the highest concentrations of people reside.

The County shall strive to meet sheriff service standards of one officer for each 1,000 residents within Community Areas.

Policy PS-2.3 **New or Expanded Community Areas** – The County may prohibit the creation or expansion of new Community Areas in areas where emergency response times exceed the standards in Table PS-I.

Policy PS-2.4 **Maintain Adopted Levels of Services** – The County shall strive to achieve the following countywide service levels for emergency services, based on the Major Land Group development intensity.

Fire – The County should support local fire protection agencies in achieving and maintaining minimum fire protection standards (expressed in terms of Insurance Service Organization (ISO) Fire Suppression Rating Schedules):

- a. ISO 4 in urban areas (Community Areas);
- b. ISO 6 in suburban areas (Rural Centers); and
- c. ISO 8 in rural areas (Rural Lands, Agriculture Lands and Public Lands).

Ambulance/Emergency – The County should support emergency service providers and local fire protection agencies in maintaining and updating standards for first emergency response time to emergency calls as follows:

- a. 8 minutes or less, 90% of the time in urban areas (Community Areas);

- b. 12 minutes or less, 90% of the time in suburban areas (Rural Centers);
- c. 45 minutes or less, 90% of the time in rural areas (Rural Lands, Agriculture Lands and Public Lands).

These service levels and standards may be revised as they are modified in subsequent contract agreements. Future contracts with emergency service providers may require higher standards; however, the creation of new lots may be approved in areas where maximum response times exceed the above.

Policy PS-2.5 **Coordination with Other Jurisdictions** – The County shall coordinate with agencies responsible for supplying sheriff, ambulance and fire protection services to ensure that where feasible new development can be adequately served.

Policy PS-2.6 **Notification of Levels of Service in Rural Areas** – The County shall make informational brochures available regarding the levels of service available throughout the County for fire and ambulance/emergency services.

Policy PS-2.7 **Subdivision Construction Requirements** – The County shall coordinate with emergency service providers to ensure public safety measures are included in the design and as conditions of new development approval. Public safety measures include sequential house numbering, nonrepetitive street naming, standardized lettering of house numbers in subdivision design, lighting, and park designs that allow for adequate view from streets.

Policy PS-2.8 **Crime and Fire Prevention** – The County shall encourage efforts to reduce crimes and fires through greater application of neighborhood, rural, and industrial crime prevention techniques, and fire prevention education programs.

Policy PS-2.new **Water Credit Transfers** – Transfers of water credits within the area watershed shall be allowed unless specifically limited by the governing water agency.

Goal PS-3 - Domestic Water

Ensure dependable supplies of high quality domestic water provided by public and private water systems and private wells to meet the needs of communities and rural areas.

Water Supply Planning

Policy PS 3.new **Exempted Structures** – The first single-family residential dwelling and any allowed structure pursuant to LU-9.1 on a legal lot of record shall not be considered development for the purposes of this element.

Policy PS-3.1 **Deleted**

Comment: There is no definition of Urban Water Management Plans and staff has clearly stated that there is no funding available to prepare and implement a CIWMP. Policies should not be adopted that can't be implemented.

Policy PS-3.2 **Deleted**

Policy PS-3.3 **Public Water Systems** – The County shall require that Community Plans for Community Areas Infrastructure and Financing Studies for Rural Centers include requirements for design,

construction, financing, operation and maintenance, and governance of domestic water systems established to serve those Areas.

Demonstration of a Long-Term Water Supply Required for New Subdivision

Policy PS-3.4 **No County Guarantee of Water Supply** – Nothing in this General Plan constitutes a guarantee by the County that a proven long-term water supply will continue to be available to serve uses of residential property or to meet domestic water quality standards after project approval.

Policy PS-3.5 **Verification of Water Supply for New Subdivision** – Prior to the approval of a new subdivision application, the County shall require verification of the availability of a proven long-term water supply. For proposed new subdivisions to be served by a public water system, written verification shall state the system’s ability to provide a sufficient water supply that will meet the projected demand associated with the proposed subdivision.

For new subdivisions not served by a public water system, a detailed hydrogeologic report shall be required to verify the project’s ability to provide a sufficient water supply that will meet the projected demand associated with the proposed subdivision.

Comment: *The County does not have the legal authority to determine the validity of water rights.*

Policy PS-3.6 **Water System Requirement** – All new residential lots created through new subdivision shall be served by a public water system, a mutual water company or private well. Public water systems and mutual water companies must be capable of demonstrating their long-term capabilities to legally operate and maintain the facilities at the lowest practical costs to the ratepayer.

Policy PS-3.7 **Deleted**

Policy PS-3.8 **Deleted**

Policy PS-3.9 **Proven Long-Term Water Supply: Prohibition of Hauled Water** – A proven long-term water supply shall not include bulk hauled water supplies.

Policy PS-3.10 **Proven Long-Term Water Supply: Order of Applications for Water Allocation** – When new water becomes available within State Water Resources Board restricted area [see map PS 2B], the County’s Water Wait List shall be used to establish the order of allocation within such area.

Policy PS-3.11 **Well Testing and Design and Construction Criteria for Domestic Water Systems** – In demonstrating the availability of a proven long-term water supply, wells constructed within non-alluvial aquifer systems shall be subject to source production capacity testing as required by the County Director of Environmental Health which may include a 72-hour pump test or other Health Department requirements.

Comment: *State law requires that design and construction standards be met. There is no need to duplicate or restate existing law(s) that must be met.*

Policy PS-3.12 **Consolidation of Small Domestic Water Systems** – It shall be the policy of the County to encourage the consolidation of small domestic water systems and water purveyors

where feasible and appropriate. New subdivisions shall be encouraged to consolidate small water systems where feasible and appropriate.

Regulation of Wells

Policy PS-3.13 **Private Domestic Well Construction: Permit Required** – Construction of a private domestic well serving 4 or fewer service connections shall require a ministerial permit from the Division of Environmental Health. The Division shall adopt reasonable regulations setting forth criteria for the issuance of private domestic well construction permits, consistent with the policies set forth in this Plan.

Policy PS-3.14 **Deleted**

***Comment:** We believe requiring such notice may actually serve to provide greater exposure to liability to the County. The recordation of such notices is an impediment on the title to a property, it clouds the title and banks are often reluctant to provide financing under such circumstances.*

PolicyPS-3.15 **Deleted**

***Comment:** Policy 3.15 was deleted in GPU III and we agree.*

PolicyPS-3.16 **Deleted**

***Comment:** Policy 3.16 was deleted in GPU III and we agree.*

Policy PS-3.15 **Deleted**

***Comment:** Staff has stated that there is no funding available for the development of a CIWMP and its implementation; therefore Policy 3.15 should be deleted.*

Water Conservation and Water Supply Augmentation

Policy PS-3.16 **Conservation and Reduction of Water Loss by Water Agencies** – The County shall encourage all water agencies and water purveyors to implement conservation measures and reduce water system loss.

Policy PS-3.17 **Conservation Measures for New Development** – As a condition of approval of new discretionary development permits, the new development shall be required to install cost effective and feasible water conservation devices.

Policy PS-3.18 **Recycled/Reclamation** – The County shall encourage uses of recycled and reclaimed water and prevent cross-contamination with drinking water supplies.

Policy PS-3.19 **Water Supply Augmentation** – In conjunction with local and regional water management agencies, cities, special districts where appropriate, other stakeholders, including the public, the County shall identify and implement adequate water augmentation, recharge, and reclamation projects to serve existing residential, business, and agricultural needs and projected future uses based on the applicable General Plan(s). An annual report shall be made to the Board of Supervisors on the status of water augmentation and the need for additional supplies.

Policy PS-3.20 **Water Transfers** – Transfers of water within a basin shall be allowed unless specifically limited by the governing water agency. Any transfer agreement must recognize existing water rights and take into consideration potential adverse third-party impacts. For the purposes of this policy, hauled water shall not be considered a water transfer.

Comment: *Transfers can be helpful in meeting short-term needs, but are not the sole solution to the County’s long-term water needs.*

Policy PS 3.new **Water Right Transfers** – Water rights are governed by the State Water Resources Control Board and the Courts. The County does not have the legal authority to determine the validity of water rights and/or govern the transfer of water rights.

Goal PS-4 - Wastewater Services, and Water Reclamation and Recycling

Ensure that appropriate levels of wastewater treatment are provided in conjunction with the permitting of new development in order to protect public the health and welfare and to preserve natural resources.

Policy PS-4.1 **Deleted**

Comment: *It appears that the purpose of Policy 4.1 is to enforce the 40-acre minimum.*

Policy PS-4.2 **New Wastewater Systems** – The County shall coordinate with the Central Coast Regional Water Quality Control Board to ensure that all new wastewater collection and treatment systems will provide levels of treatment appropriate for the intended use of the effluent. Water reclamation and recycling shall be implemented in a manner protective of public health, where feasible.

Policy PS-4.3 **Graywater Use** – Residential graywater use may be permitted by the Director of Environmental Health in conformance with the Uniform Plumbing Code. Commercial or industrial use of graywater may be permitted subject to the approval of the Director of Environmental Health.

Policy PS-4.4 **Deleted**

Policy PS-4.5 **Operating Entities** – All community wastewater systems shall be operated by a public or private entity. In addition, operations as an independent district authorized by Local Agency Formation Commission (LAFCO), such as a Community Services District or Community Facility District, is allowed. Operation under a dependent district (e.g., County Service Area or County Sanitation District) will not be permitted.

Policy PS-4.6 **Technical, Managerial and Financial Capabilities** – Wastewater treatment entities that are required to file a TMF shall provide a copy to the County.

Comment: *TMF’s are regulated by the State.*

Policy PS-4.7 **Regional Water Quality Control Board Co-ordination** – The County shall coordinate with the Central Coast Regional Water Quality Control Board to ensure that groundwater is not adversely affected by nitrates and other contaminants.

Policy PS-4.new **Clustered Subdivision, Family Member Lots and Affordable Housing –**
For the purposes of Clustered Subdivisions, Family Member Lots and Affordable Housing projects, the wastewater collection system shall not be limited to public systems where there are feasible alternatives for wastewater disposal meeting the adopted Division of Environmental Health standards.

Community Areas and Rural Centers

Policy PS-4.8 **Promotion of Community Wastewater Systems –** The County shall work with all wastewater collection, treatment, recycling and disposal companies and agencies and with LAFCO and the public to promote the extension of existing regional wastewater service providers to serve Community Areas and Rural Centers.

Policy PS-4.9 **Deleted**

Policy PS-4.10 **Deleted**

Policy PS-4.11 **Wastewater Systems for Community Areas and Rural Centers –** In Community Areas and Rural Centers new development shall connect to community wastewater systems where such system exists and connection is feasible and appropriate. Where community wastewater systems do not exist or where such connection is not feasible and appropriate, construction of new on-site private septic systems are permitted subject to the Division of Environmental Health standards.

Policy PS-4.12 **Commitment Documentation –** Prior to considering an application complete for a tentative subdivision map or other residential approval, projects located within the service area of a community wastewater system must secure sewerage commitments in the form of a determination letter from the operator of the community wastewater system entity. The “will serve” letter shall state that there is sufficient capacity in the existing wastewater treatment plant and in the collection system to serve the new development as well as existing customers, or that contractual and financial arrangements have been entered into with the subdivider to assure the provision of needed additional capacity concurrently with the development of the subdivision. Where a “will serve” letter is not available or where such letter is not feasible or appropriate, construction of new on-site private septic systems are permitted subject to the Division of Environmental Health standards.

City Spheres of Influence

Policy PS-4.13 **Development Adjacent to Cities –** The County shall coordinate with the Cities and with LAFCO in the planning of major new development adjacent to existing cities.

Rural Centers, Rural and Agricultural Resource Lands

Policy PS-4.14 **Deleted**

Comment: *At present, the County may condition projects to require monitoring. There is no need for development of a special program.*

Policy PS-4.15 **Maximum Slopes for Individual Sewage Disposal Systems –** Where there is no feasible drainfield site on slopes less than 30%, the County may permit the construction of individual sewage disposal systems on sites with slopes greater than 30%. The permit must be approved by the Division of Environmental Health and/or the Regional Water Quality Control Board if required. The application shall include certification by a Certified Engineering Geologist

or a Registered Geotechnical Engineer that such placement will not adversely affect slope stability or cause downhill surfacing of effluent from sewage disposal drainage fields. The location of on-site sewage disposal systems may be allowed in areas of moderate or high relative landslide susceptibility, with certification by a Certified Engineering Geologist or a Registered Geotechnical Engineer demonstrating that such placement will not adversely affect slope stability or cause downhill surfacing of effluent from sewage disposal drainage fields.

Policy PS-4.16 **Alternative Sewage Disposal Systems** – Alternative individual sewage disposal systems that meet requirements of the Regional Water Quality Control Board may be approved subject to approval of the County Division of Environmental Health. Alternative sewage disposal systems shall have technical, managerial, and financial resources sufficient to assure their proper functioning.

Comment: *This is regulated by the Regional Water Quality Control Board.*

Policy PS-4.17 **Deleted**

Comment: *The Central Coast Basin Plan and the County Division of Environmental Health have existing standards and criteria that must be met. Policy 4.17 is not needed.*

Goal PS-5 - Storm Drains

Maintain efficient, cost-effective, and environmentally sound storm drainage and flood control facilities that protect both life and property, and which divert and retain storm water runoff in order to encourage groundwater replenishment.

Policy PS-5.1 **Drainage** – The County shall require new discretionary development projects likely to cause harmful off-site peak-flow drainage significantly greater than pre-project peak flow drainage to provide both on and off-site improvements to alleviate such drainage problems before considering on-site detention of storm water. Where it is not feasible to alleviate such drainage problems through on and off-site improvements, the County shall require on-site storm water detention sufficient to alleviate such problems, or sufficient to maintain post-development peak flows at predevelopment levels. When on-site detention is required, the development project shall be conditioned to ensure ongoing operation and maintenance of the detention basins. Harmful off-site peak flow is flow that would present a significant threat of harm to persons or property.

Policy PS-5.2 **Deleted**

Comment: *There is no money to fulfill this plan.*

Policy PS-5.3 **Protection of Water Quality** – The County shall utilize pollution prevention measures and Best Management Practices to protect groundwater and surface water quality in all land altering activities. All development shall be compatible with regional water quality protection plans adopted by the Central Coast Regional Water Quality Control Board.

Policy PS-5.4 **Construction of Improvements** – The County shall require, as a condition of approval, that required drainage facilities be installed concurrently with new development (see definition of “Concurrency”).

Community Areas and Rural Centers

Policy PS-5.5 **Plans and Studies** – Community Plans and Infrastructure and Financing Studies shall include infrastructure planning and financing to address drainage and storm water improvements.

Policy PS-5.6 **Project Assessment of Downstream Impact** – For any proposed development projects within Community Areas and Rural Centers that may impact onsite or downstream drainage, the applicant shall conduct a drainage impact assessment and submit an engineered drainage plan. The assessment and drainage plan should identify the project’s impacts relative to the Community Plan or the Infrastructure and Financing Study for the area, and specify the measures and design of any improvements needed to upgrade the storm drain system for the project.

Goal PS-6 – Solid Waste

Maximize the amount of solid waste that is diverted from local landfills through recycling, composting and source reduction. Ensure the disposal of the remaining solid waste in a manner that protects the environment and ensures the continued health and safety of County residents.

Policy PS-6.1 **Diversion Targets** – The County shall reduce the amount of waste generated in the County by fifty percent as defined by the California Integrated Waste Management Act (AB 939), through increased recycling, establishment of yard waste collection services to businesses and residents in all Community Areas and Rural Centers and by encouraging the participation of residents and businesses in other waste diversion programs. The County shall proactively promote and encourage recycling at all of its facilities and give special attention to special events.

Policy PS-6.2 **Integrated Waste Management Plan** – The County shall continue to promote maximum use of solid waste source reduction, reuse, recycling, composting, and environmentally-safe transformation of wastes. The County shall implement the adopted Integrated Waste Management Plan to achieve solid waste management objectives and State-mandated diversion and recycling goals.

Policy PS-6.3 **Operation of Existing Facilities** – The County shall maintain efficient, cost-effective solid waste disposal sites, and include diversion programs as an integral requirement for future waste disposal contracts with the County.

Policy PS-6.4 **Location of New Facilities** – The County shall cooperate with other entities in locating all new and expanded solid waste facilities including disposal sites, resource recovery facilities, transfer facilities, processing facilities, and composting facilities in areas where potential environmental impacts can be mitigated, and the facilities are compatible with surrounding land uses. Site selection for solid waste facilities shall be guided by the following criteria:

- a. Solid waste facilities shall not be sited on or near agricultural lands that are in agriculture production or in a location that would impact agricultural viability;
- b. Solid waste facility sites shall not be located within the conical surface, as defined by Federal Aviation Regulations, Part 77, of a public use airport, except for enclosed facilities;
- c. Solid waste facilities shall be located in areas of low concentrations of people and dwellings;
- d. Solid waste facilities shall be located along or close to major road systems. Facility truck traffic through Community Areas shall be discouraged. It is preferable that roadways used for solid waste transfer conform to approved truck routes; and

- e. Solid waste facilities shall be located where impacts to rivers, reservoirs, canals, lakes, or other waterways can be prevented or mitigated.

Policy PS-6.5 **Resource Recovery** – The County shall support the designation, development and maintenance of efficient, cost-effective disposal sites and the continual development of a resource recovery recycling program that are consistent with the County’s Integrated Waste Management Plan.

Policy PS-6.6 **Recycling During Construction** – The County shall develop a program that will encourage recycling/diversion, to the greatest extent feasible, at new construction sites, demolition projects and remodeling projects.

Policy PS-6.7 **Oil Field Disposal** – The County shall limit the number and capacity of oil field waste disposal sites to only those needed to serve the industry within the region.

Community Areas and Rural Centers

Policy PS-6.8 **New Development Solid Waste Facilities Where Necessitated by the Nature of the Project** - New development projects in Community Areas and Rural Centers shall provide for handling of waste in a manner that conforms with Integrated Waste Management Plan objectives and State-mandated diversion and recycling goals. Site development plans for projects shall include a plot plan indicating the location of a proposed solid waste recycling area where the size and nature of the project would necessitate this.

Goal PS-7 - Public Utilities

Promote the efficient development and distribution of public utilities to provide residents and businesses with the necessary technology for continued growth to their businesses, and to facilitate participation in educational and recreational opportunities.

Policy PS-7.1 **Adequate Services** – The County shall encourage the provision of adequate gas and electric, communications and telecommunications service and facilities to meet existing and future needs. The County shall work with utility companies to design and locate appropriate expansion of gas, electric, telecommunication and other systems in order to address current and projected demand.

Policy PS-7.2 **Utility Rights-of-Way** – Subdivision applications shall address the design of utility rights-of-way. Areas for utility sites and rights of way shall be designated in Community Plans and Infrastructure and Financing Studies.

Policy PS-7.3 **Deleted**

Comment: Infeasible to implement. Regional corridors are not defined beyond jurisdictions of Monterey County.

Policy PS-7.4 **Street Lighting** – Street lighting in new residential subdivisions shall be designed to promote traffic safety, and be unobtrusive and harmonious with the local character where feasible. Such lighting must be constructed and located to illuminate only the intended areas, and prevent off-site glare. (Lighting in general discussed in ER 9.8)

Policy PS-7.5 **Co-location of Cell Towers** – Co-location of cell towers shall be required whenever feasible to reduce the overall visual impacts.

Community Areas and Rural Centers

Policy PS-7.6 **Plans and Studies for Street Lighting and Telecommunications** – The County shall assure that Community Plans and Infrastructure and Financing Studies address provisions for adequate public utilities, including street lighting and telecommunication technologies.

Goal PS-8 – Schools, Libraries, and Child Care

Support the development and enhancement of school, library, and childcare facilities and programs that provide the necessary foundation for County residents to be successful.

Policy PS-8.1 **Joint Planning** – The County shall encourage school districts to provide quality educational facilities to accommodate projected student growth in locations consistent with the Land Use Element.

Policy PS-8.2 **School Siting** – The County shall encourage school facility siting in areas with safe pedestrian and bicycle access and which establishes schools as focal points within the neighborhood and community. The County shall work with school districts to encourage the location of new school sites so that they can be served by adequate infrastructure (e.g. water, electricity, sewer, roads and traffic patterns, walkways).

Policy PS-8.3 **Proximity to Hazards** – The County shall encourage school districts to locate schools no closer than 1,320 feet from industrial and commercial businesses or agricultural facilities that store or use acutely hazardous chemicals.

Policy PS-8.4 **Joint Use of Facilities** – The County shall seek joint use agreements for cooperative or community based activities (pools, community centers, library, senior center, child care center, clinics, etc.) as one means to assure that the costs to the public for facility construction and maintenance is minimized. The County shall encourage cost-effective multi-purpose functions of school facilities during off-school hours as appropriate for community meeting space and recreation space.

Policy PS-8.5 **Permit Coordination** – The County shall require project applicants for standard subdivisions to notify school districts at the earliest possible stage of the development proposal and to maintain reasonable communication with the school district throughout the planning and construction process.

Policy PS-8.6 **Child Care** – The County shall support the development of a range of child care types including home-based care, and shall focus priority on establishing programs to meet the needs for children, youth, and adults in Community Areas.

Policy PS-8.7 **Job Training and Education** – The County shall encourage coordination between agencies such as the Private Industry Council, the Overall Economic Development Commission, the California Employment Development Department, and local school districts in order to match employee skills with employer needs and requirements.

Community Areas and Rural Centers

Policy PS-8.8 **Plans and Studies** – As a part of the development of Community Plans and Infrastructure and Financing Studies, the County shall plan areas for schools, libraries and child care facilities.

The highest priority for the development and enhancement of such facilities shall be within Community Areas. The County shall encourage libraries and child care facilities within community centers, to be located adjacent to major commercial centers, parks, or in other areas convenient for public use.

[NOTE: School siting covered by Policies 8.1, 8.2 and 8.3.]

Policy PS-8.9 **Library Priorities** – Give priority to developing new libraries in Community Areas where no library exists and focus efforts to improve technology for libraries which serve Community Areas.

Policy PS-8.10 **School Funding** – New development shall assist in land acquisition and financial support for school facilities as required by State law. Prior to the issuance of any building permit, the County shall require a written statement confirming payment in full of all applicable developer fees, and other requirements lawfully imposed by each school district.

Goal PS-9 - Health Care

Plan areas for provision of health care facilities serving Monterey County residents.

Policy PS-9.1 **Full Range of Services** – The County shall work with local and regional health care providers to promote programs that provide a full range of health care services to Monterey County residents, including preventive care, primary care, hospitals, and long-term care services.

Policy PS-9.2 **Access to Health Care** – The County shall promote access to health care and support the establishment of needed health care services in areas with high population concentrations such as cities and Community Areas or where otherwise needed. Where services do not exist, transportation systems shall be coordinated through the Transportation Agency of Monterey County to address the unmet transportation needs of residents.

Policy PS-9.3 **Inspections** – The County shall require compliance with state standards on the extent and frequency of health inspections in areas of food, water systems, public housing institutions, labor camps, swimming pools and recreation places.

Community Areas

Policy PS-9.4 **Community Plans** – Community Plans shall include consideration of health and social service needs of the community, including community crisis facilities, emergency domestic abuse shelters, adult day care and senior citizen multi-use centers.

Policy PS-9.5 **Transit Needs** – Community Plans shall address access to hospitals and medical services by transit and other transportation services.

Goal PS-10 - Parks

Ensure that a full range of parks and interpretive and recreational opportunities, including the use of active recreation areas, are planned in Community Areas and in Rural Centers.

Policy PS-10.1 **County Parks Department Role** – The County Parks Department shall take an active leadership role in planning, acquiring and managing existing and future parks in Community Areas and Rural Centers. The County shall collaborate with federal, state and local park and recreation agencies, special districts and other recreation providers to avoid duplication of

services and to ensure the acquisition and development of parks in Community Areas and Rural Centers.

Policy PS-10.2 **Park Development Guidelines** – The County shall establish park acquisition and development guidelines based upon acreage, population ratios, consideration of natural resource values to provide adequate park areas, and recreation services and facilities to serve public needs where existing facilities are inadequate. The County shall work to ensure that, where appropriate, County park facilities are accessible to County residents, including the handicapped and elderly. The County shall hold public hearings as part of the Park Development Guidelines.

Policy PS-10.3 **Park Inventory** – In cooperation with other park agencies and with cities, the County shall inventory and assess the existing distribution of parks, and recreation services in terms of population, geographic location, and recreation needs.

Policy PS-10.4 **Joint Utilization of Parks and Recreation Facilities** – Where Appropriate the County shall encourage proper utilization of existing park and recreational facilities owned and/or operated by other agencies including cities, recreation districts and the school districts. The County may, where feasible, and appropriate make its own park and recreation facilities available through special operating agreements, such as concession agreements. Joint powers agreements shall be used to define development, maintenance and operating arrangements for recreation facilities.

Policy PS-10.5 **New Park Development** – In cooperation with other park agencies and affected private property owners, the County shall seek, where appropriate, to establish equitable geographic distribution of neighborhood, community, and regional park facilities that will be commensurate with the needs of the surrounding residents. The County shall encourage park development that includes interpretative and recreational services, including youth camping. Proposed park development shall be evaluated for short- and long-term impacts on land use, natural resources, circulation, noise, and proximity to major growth areas and agricultural operations. The County shall hold public hearings prior to acquisition or development of new park sites.

Policy PS-10.6 **Park Acquisition Priorities** – The priority for establishing new parks shall be in areas where there is both a demonstrable need and a deficiency of existing alternatives. Identified areas include Fort Ord, Rancho San Juan, North County, and the Central Salinas Valley.

Comment: *Before the County implements a new park, the County shall warrant park sustainability by ensuring adequate policing, maintenance, letter abatement, supervision, safety, erosion control, liability and financing.*

Policy PS-10.7 **Regional Parks** – After evaluation of regional needs, the County shall identify locations where park acquisition should be pursued if willing property owners are identified.

If in the future Fort Hunter Liggett is closed, the County shall seek to acquire the Old Hacienda and the northern area of Lake San Antonio to join the separated portions of the existing park.

Policy PS-10.8 **Park Acquisition Mechanisms** – Park lands shall be acquired by the County through a variety of means, including but not limited to, grant-funding, voluntary land donation, voluntary land swaps, public conveyances from other governmental or private land trust agencies, and development impact fees. Pursuant to the authority granted by the California Subdivision Map Act, the County, as may be recommended by the County Parks Department, shall condition Standard Residential Subdivision projects, dedicate park land, or pay in-lieu development impact fees to acquire, develop, and maintain park lands, in proportion to the extent of the need created by the development.

Policy PS-10.9 **Deleted**

Policy PS-10.10 **Park Management Plans** – County agencies managing park and recreation facilities shall adopt park management plans for all public recreational areas and facilities. Duties of managing agencies shall include minimizing damage to property and environmental resources. Before the County implements a new trail, the County shall warrant trail sustainability by ensuring adequate policing, maintenance, litter abatement, supervision, safety, erosion control, liability and financing.

Policy PS-10.11 **Park Impacts** – Proposed park development shall be evaluated for short- and long-term impacts on land use, agricultural land use operations, natural resources, circulation, noise, and proximity to major growth areas.

Policy PS-10.12 **Joint County and City Efforts** – New proposals for park areas adjacent to existing cities shall be identified and planned as a part of the city/county agreement process.

Community Areas

Policy PS-10.13 **Community Plans** – The County shall ensure that Community Plans include sites and programs for park activities.

**Table PS-I
Infrastructure and Service Standards
For Creation of New Residential Lots
(This table does not apply to and shall not be used to limit development on existing
legal lots of record.)**

Major Land Groups	Maximum Emergency Response Time for Fire, Sheriff, and Ambulance	Road Intersection Level of Service, Improvements	Water	Sanitation	Solid Waste	Park Schools	Stormwater and drainage
Rural Standards							
Public Lands	45 min. ¹	LOS D ⁴	Individual Wells Permitted in Areas with Proven Long Term Water Supply ²	Septic on Lots 1 acre or greater ²	Property Owner Responsible	N/A	No Net Increase in harmful Run-off from parcel
Agriculture Lands	45 min. ¹	LOS D ⁴	Individual Wells Permitted in Areas with Proven Long Term Water Supply ²	Septic on Lots 1 acre or greater ²	Property Owner Responsible	Consult with local school district	No Net Increase in harmful Run-off from parcel
Rural Lands	45 min. ¹	LOS D ⁴	Individual Wells Permitted in Areas with Proven Long Term Water Supply ²	Septic on Lots 1 acre or greater ²	Property Owner Responsible	Consult with local school district	No Net Increase in harmful Run-off from parcel
Rural Center (limited array of public services)	15 min. ¹ Structural Coverage	LOS D ⁴	Public System; Individual Wells Allowed in limited situations ²	Public System; Septic on Lots 1 acre or greater ²	On-site Pick Up Recycling	Neighborhood Parks/ Consult with local school district	Drainage Plan Required
Urban Standards (Full array of public facilities, including schools, libraries, parks, childcare, emergency service stations, community centers, transit, storm drainage, curbs, and sidewalks)							
Community Areas (full array of services, school, childcare, libraries)	5-8 min. Structural Coverage	LOS D curb, gutters, sidewalks ³	Public System	Public System ²	On-site Pick Up Recycling	Neighborhood Parks/ Consult with local school district	Drainage Plan Required

Notes for Table PS-I are on following page.

Table PS-I Notes:

- ¹ If response time exceeds 45 minutes for fire and/or ambulance service, minor subdivision development (including secondary structures) is permissible according to the underlying land use designation and zoning district; however, the applicant shall be notified of the emergency service limitations. It is recognized that sheriff responses will vary since sheriff services are delivered by both community-based offices as well as patrol officers that travel throughout a beat area. Emergency water supply is required for all new development, per Policy HS-3.5.
- ² Construction of new on-site septic systems is not permitted for development within existing service area of a regional or subregional wastewater collection and treatment system if connection to such systems is feasible. Minimum lot size for septic systems is one acre throughout the County. For parcels with both an on-site well and a septic system, separation distance between the well and septic system required by the Division of Environmental Health must be met.
- ³ Level of service standards should be flexible within Community Areas (see Policy LU-3.2) so as not to hinder infill development and transit friendly and walkable community design. LOS D, therefore, is subject to revision through the Community Plan process for Community Areas.
- ⁴ Level of service standards should be flexible for rural roads directly serving Community Areas (see Policy LU-3.2) so as not to hinder efforts to achieve the County's regional housing allocation. Therefore, Community Area development may proceed even if the operating level of service is lower than LOS C on adjacent rural roads. Community Area development will be required to participate in any applicable regional or local road impact fee program once adopted.