

**Goal/Policy/Standard/IM**

**IS-G1. Adequate Infrastructure and Services.** Well maintained public infrastructure and services supporting existing development with an ability to expand to satisfy the needs of new development.

**POLICIES**

**IS-P16. Drainage and Flood Control.** The County shall develop and maintain a countywide drainage and flood control plan to guide capital improvements and maintenance and serve as a basis for long-term sustainable funding mechanisms.

**IS-P17. Law Enforcement.** The County shall continue to monitor law enforcement needs and coverage. New development shall pay its proportionate share of law enforcement costs. *Split PC vote 4/3*

**IS-P18. Expanded Fire Protection Services.** Encourage the expansion of existing special district boundaries, or the formation of a County Service Area with agreements to fund contract fire services, as a means to provide fire protection services to areas outside of fire district boundaries.

**IS-P19. Water and Wastewater System Capital Improvement Programs.** Support the efforts of service providers to develop and maintain capital improvement programs for construction of water and wastewater systems.

**IS-P20. On-Site Sewage Disposal Requirements.** Maintain regulations governing construction and maintenance of on-site sewage disposal systems to protect health and safety and to reflect changes in state law and advances in treatment technologies.

**IS-P21. Parks and Recreation Service in Urban Development Areas.** Encourage and support special districts to provide neighborhood parks and recreation services within Urban Development Areas.

**IS-P22. Park Dedications Held in Perpetuity.** Parklands shall be dedicated and held in perpetuity and protected against diversion to both non-recreational purposes and conflicts with adjacent land uses.

**IS-P23. Private Recreation Facilities.** The development of private sector recreation facilities shall be encouraged but shall not be a substitute for public park requirements.

**IS-P24. Joint Use Facilities.** Encourage the utilization of schools, especially in rural areas, as community centers for activities such as public meetings, continuing education, recreation, and cultural events. Joint public-private development of recreation facilities shall be encouraged.

**IS-P25. Street Lighting.** Street lighting shall be required when necessary to improve public safety and facilitate nighttime travel. Lighting systems shall direct light to prescribed areas at prescribed illumination levels and minimize the trespass of light on neighboring properties and glare to the night sky.

**IS-P27. County Library Facilities and Services.** Continue to assess needs of the County's residents and expand library facilities and services as necessary. New development shall pay its proportionate share of library facility costs

**STANDARDS**

**IS-S4. Subdivisions Outside of Fire District Boundaries.** Subdivisions

outside of fire district boundaries shall be conditioned to:

- A1. Annex to or form a fire-related district or a county service area and provide funding to ensure that the district has adequate capacity to provide services, or
- B2. If condition 1 is not feasible, establishment of an adequate ongoing funding source and execution of a fire protection agreement with an appropriate local fire service provider with LAFCO approval, as appropriate, or
- C3. Record acknowledgment of no available emergency response and fire suppression services and implement required mitigations.

**I-S5. Other Development Outside of Fire District Boundaries.** New industrial, commercial, and residential development, excluding subdivisions pursuant to the Subdivision Map Act, outside of fire district boundaries shall be responsible prior to permit approval, to obtain from an appropriate local fire service provider written acknowledgement of the available emergency response and fire suppression services and recommended mitigations. If written acknowledgement indicates that no service is available or no acknowledgement is received the following shall apply:

- For building permits a note shall be placed on the permit indicating that no emergency response and fire suppression services are available.
- For discretionary permits findings shall be made that no service is available and the project shall be conditioned to record acknowledgment of no available emergency response and fire suppression services.

**IS-S7. Dedication or In-lieu Fee Requirements.** Require all new residential development to offer to dedicate land or pay a parkland dedication in-lieu fee for public parks sufficient to achieve park standards contained in the General Plan.

**IS-S8. Parkland Dedication.** As new development is approved, ensure that the combined amount of Humboldt County and local park land provided by a special district authorized to provide parks and recreation services meets minimum recreation standards.

**IS-S9. Services and Location of Parks.** Park sites within Urban Development Areas, that are not dedicated to the protection of open space and wildlife/habitat values, should be provided with adequate water, sewer, law enforcement, and fire protection services and located in predominantly residential areas accessible by foot, bicycle, and automobile

**IS-S10. Street Lighting.** Where development is required to install streetlights, they shall be designed to block upward transmission of light, avoid light trespass, and achieve design illumination in prescribed areas with limited scatter.

#### **IMPLEMENTATION MEASURES**

**IS-IM13. Drainage and Flood Control Plan.** Prepare a countywide Drainage and Flood Control Plan that inventories existing facilities, prioritizes needs, and provides a basis for funding mechanisms for capital improvements and maintenance.

**IS-IM14. Storm Drainage Impact Fees.** Establish impact fees for off-site costs clearly and rationally connected to and resulting from new development. Fee shall include escalation clauses and should be based on the County Storm Drainage Master Plan and Capital Improvement Plan.

**IS-IM25.Organization of Water and Wastewater Providers.** Assist in the establishment of an organization of local water agencies, such as an association or authority, to improve water quality, service capacity, and level of service of all water and wastewater services providers.

**IS-IM26.Sizing of Water and Wastewater Systems.** Provide this Plan and land inventory data to service providers for system planning, facility sizing, and CEQA evaluations of land use consistency.

**IS-IM27.Coordination with Water and Wastewater Service Providers.** Utilize the review of capital improvement plans, referrals, “will serve” letters, and project review meetings, as appropriate, to coordinate with water and wastewater service providers and ensure that necessary infrastructure planning and funding mechanisms are in place to support existing, planned, and proposed development.

**IS-IM28. Use of Parkland and Fees.** The County shall develop a schedule for the use of land and fees collected under parkland dedication provisions, including mechanisms for tracking the expenditure of funds for a five-year period in coordination with special districts providing parks and recreation.

**IS-IM29. Parks and Recreation.** Prepare parks and recreation standards for new development that differentiate between urban and rural settings; specify acreage of park land per 1,000 residents; and specify land dedication, in-lieu fee, or other mechanisms to make park and recreation improvements and criteria for establishing Mello Roos Community Facilities Districts or special assessment to ensure adequate funding for operation and maintenance.

**IS-IM30. Street Lighting.** Prepare street lighting standards for new development that differentiate between urban and rural settings and that specify when streetlights are required based on intersection type and functional classification. Establish lighting design criteria, considering AASHTO and International Dark-Sky Association guidelines.

**IS-G2. Sustainable Funding.** Adequate and sustainable revenue sources for capital improvements and maintenance of infrastructure and services.

**POLICIES**

**IS-P12. State and Federal Advocacy.** Coordinate with local service provider's efforts to influence legislation or regulations to achieve outcomes consistent with the goals and policies of this Plan.

**IS-P15. Road and Drainage System Funding Sources.** The County shall develop funding mechanisms and sources to support the construction and maintenance of road and drainage facilities consistent with the policies and standards of the Circulation and Water Resources elements.

**NO STANDARDS**

**IMPLEMENTATION MEASURES**

**IS- IM4. Impact Fees for New Development:** Establish and periodically update a development impact fee program based on a comprehensive development fiscal impact study and other similar studies.

**IS-IM8. Infrastructure and Services Funding Sources.** Establish funding sources for public facilities and services including impact fees, tax increment financing, special taxes, special assessments, user fees, and grant funding.



**IS-IM9. Reimbursement.** Develop the ability to enter into voluntary reimbursement agreements to reimburse developers over time as subsequent development is approved for expenditures in excess of the developer's fair share costs.

**IS-IM10.State and Federal Legislation, Appropriations, and Grant and Loan Programs.** The County shall actively advocate for state and federal legislation, appropriations, and grant and loan programs that increase funding for community infrastructure.

**IS-IM12.Other Roadway Funding Mechanisms.** The County shall pursue other funding mechanisms to augment development impact fees to meet roadway and drainage improvement needs, such as reimbursement agreements, debt financing, voter-approved taxes, assessment districts, and state and federal grants.

**IS-IM15.Other Storm Drainage Funding Mechanisms.** Establish other funding mechanisms, as appropriate, to augment developer and/or mitigation fees to construct and maintain storm drainage improvements, which may include reimbursement agreements, debt financing, voter-approved taxes, and assessment districts. Actively support and seek state and federal funding, such as infrastructure banks, to improve and enhance storm drainage and flood control facilities.

**IS-IM16.Sheriff's Office Funding Sources.** Periodically assess the adequacy of existing Sheriff's Office funding sources and seek to identify, develop, and maintain sustainable funding sources to maintain Sheriff's Office levels of service, including increased operational fees, development fees, new taxes, or special assessments. *Split PC vote 4/3*

**IS-G3. Interagency Coordination.** Coordinated planning, prioritization, funding, and implementation of infrastructure and public service projects across jurisdictional boundaries.

**POLICIES**

**IS-P1. Coordination with Service Providers.** The County shall work cooperatively with service providers to identify needs, secure funding, and implement infrastructure and public service projects consistent with this Plan.

**IS-P2. Prioritization.** The County shall give highest priority to infrastructure and services necessary to protect public health and safety. Infrastructure projects that support regional housing goals, provide for economic growth, and further conservation and open space goals shall also receive high priority. Transparent and open public processes shall be used to prioritize projects based on funding guidelines and objective ranking criteria.

**IS-P3. Public infrastructure and Services Standards.** Use objective public infrastructure and service standards to:

- A. Assess service conditions;
- B. Establish minimum levels of service benchmarks;
- C. Specify infrastructure and service needs for new development;
- D. Identify deficiencies and rank priorities; and
- E. Set goals for levels of service for funding purposes.

**IS-P4. Requirements for Discretionary Development.** The adequacy of public infrastructure and services for discretionary development shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Discretionary development may be approved if it can be found that:

- A. Existing services are adequate; or
- B. Adequacy will be attained concurrent with project implementation through project conditions; or
- C. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or
- D. Evidence in the record supports a finding that the discretionary development cannot be feasibly provided with adequate infrastructure and services and project approval will not adversely impact health, welfare, and safety or plans to provide infrastructure or services to the community.

**IS-P5. Fiscal Impact Assessment.** The economic impacts of discretionary development on existing and planned public infrastructure and services shall be considered during the project review process. Significant adverse affects shall be mitigated to the extent feasible through changes in project design, timing, or financial exactions in proportion to project impacts.

**IS-P6. Fair Share Cost Allocation.** New development shall pay the proportional cost of providing infrastructure and services needed to serve the development.

**IS-P7. Mitigation of Cross-jurisdictional Impacts.** The County shall work with the cities to ensure fiscal impacts associated with new development are mutually mitigated across jurisdictional boundaries.

**IS-P8. Infrastructure and Services Capacity.** In coordination with service providers, the County shall periodically monitor the capacities of infrastructure and services in relation to existing and planned demand.

**IS-P9. Capacity of Facilities and Land Use Decisions.** The County shall evaluate the capacity and sizing of road and drainage facilities and coordinate with water and wastewater service providers to determine adequacy for proposed land uses and discretionary development. The density, timing, and design of new development shall be consistent with service capacity

**IS-P10. Infrastructure and Service Inadequacies.** The County shall coordinate with service providers to proactively identify areas of the County where existing infrastructure and service inadequacies limit development rights otherwise permitted in this Plan.

**IS-P11. Consolidation and Cost Sharing.** Support consolidations or cost sharing to reduce service delivery costs, including costs related to administration, staff training, insurance, purchasing, and vehicle maintenance.

**IS-P13. District Boundaries, Spheres of Influence, and Community Plans.** District boundaries, spheres of influence, municipal service reviews, and community plans shall be mutually compatible and support the orderly development and timing of infrastructure and services.

**IS-P14. Changes in District Boundaries.** Support the adjustment of service district or city boundaries to eliminate service area gaps, align district boundaries with already served areas, consolidate districts, or improve service delivery, or to address an existing or impending threat to the public health or safety of the residents of the affected territory, consistent with this Plan.

**IS-PX. Out of Area Service to Address Threats to Public Health.** Encourage the Humboldt LAFCo to amend its policies and procedures to allow local agencies to provide new or extended services outside jurisdictional boundaries and outside spheres of influence to respond to existing or impending threats to the public health or safety, consistent with Government Code 56133, without the requirement to execute an annexation agreement.

**IS-P26. County Facilities.** Proposed County capital projects and facilities with land use implications valued in excess of \$500,000 shall be analyzed for consistency with this Plan and applicable city general plans.

**IS-P28. Location of School Facilities.** Plan new school facilities in proximity to neighborhoods with adequate road, pedestrian, and bicycle circulation and access to public water and sewer services. Locate schools outside of land use hazard areas as defined in the Safety Element of this Plan.

**IS-P29. Conversion of School Facilities.** Conversion of closed school sites and facilities to other uses shall be compatible with existing or planned land uses of adjacent areas and involve affected residents in the decision-making process.

**IS-PX1. Building Permit Referrals.** Provide building permit referrals to the appropriate local fire chief for new buildings within the fire related district boundary and/or the identified response area.

**IS-PX2. Fire Service Impacts from New Development.** During review of discretionary permits within fire related district boundaries or identified response areas, utilize recommendations from the appropriate local fire chief as feasible mitigation measures to reduce impacts to emergency response and fire suppression services from new development.

**STANDARDS**

**IS-S1. Adequate Public Infrastructure and Services Ordinance.** Adequate public infrastructure and services standards shall be used to determine the level of infrastructure and services necessary for new development. Standards shall be specified by ordinance for County provided services, including roads, bicycle and pedestrian facilities, drainage, law enforcement, on-site wastewater disposal and recreation. Standards for non-County services, including public transportation, water, public wastewater, emergency services and fire, shall be referenced and based on applicable service provider criteria. County standards shall be consistent with Plan policies and, to the extent practical, generally accepted levels of service. Standards for non-County services should be consistent with levels of service adopted by local service providers and, to the extent practical, generally accepted levels of service.

**IS-S2. Service Inadequacies and Development Limitations.** The County shall request that water and wastewater service providers submit formal notice approved by their governing body of any newly identified capacity limitations within Urban Development Areas that have the potential to result in a development moratorium or other limitation of development rights otherwise permitted by this Plan. The County shall take appropriate actions as necessary to reflect new capacity limitations in land use and permitting decisions and communications to the public.

**IS-S3. Infrastructure Project CEQA and NEPA Land Use Consistency Determinations.**

Policies of this Plan which avoid or mitigate environmental effects shall be considered by CEQA lead agencies and federal agencies conducting NEPA evaluations in the evaluation of the environmental impacts of proposed infrastructure projects. Policy conflicts should be considered potentially significant land use impacts pursuant to California Public Resources Code 21083 and Code of Federal Regulations Title 40, Part 6.

**IS-S6. Water and Wastewater Service Commitment for Proposed Development Projects.** Discretionary development served by public water and/or wastewater service shall receive written service commitments from the appropriate district or agency prior to receiving final approval from the County.

**IMPLEMENTATION MEASURES**

**IS-IM1. Coordination with Service Providers.** Coordinate with special districts, cities, LAFCO, and other local service providers by reviewing and commenting on capital improvement plans, proposed spheres of influence, municipal service reviews, annexations, and changes in organization. Enter into formal cooperative relationships when appropriate to plan, fund, and implement infrastructure and service delivery projects.

**IS-IM2. Adequate Public Infrastructure and Services Standards.** Develop and adopt an ordinance establishing adequate public infrastructure and services standards.

**IS-IM3. Comprehensive Fiscal Impact Study.** Prepare and regularly update a comprehensive fiscal impact study that quantifies the relationship between new development and the need for additional public facilities and services.

**IS-IM5. Fiscal Impact Assessment.** Prepare guidelines for the preparation and evaluation of fiscal impact assessments for large scale discretionary projects. Establish threshold criteria to identify applicable large-scale projects.



**IS-IM6. Mello Roos Community Facilities Districts/Special Assessment District Formation Procedures.** Prepare local goals and policies concerning the use of the Mello Roos Community Facilities Act of 1982 (pursuant to California Government Code Sections 55312.7 and 53345.8) and include special assessment district financing program policies, as appropriate.

**IS-IM7. Community Facilities Districts/Assessment Districts.** Facilitate the development of Mello Roos Community Facilities Districts or special assessments districts, as appropriate, in new development areas where current funding will not support adequate infrastructure or service standards.

**IS-IM11.State and Federal Advocacy.** Maintain a list of legislative and regulatory priorities that include infrastructure and service issues and advocate actions that benefit the County and local service providers.

**IS-IM14. Storm Drainage Impact Fees.** Establish impact fees for off-site costs clearly and rationally connected to and resulting from new development. Fee shall include escalation clauses and should be based on the County Storm Drainage Master Plan and Capital Improvement Plan.

**IS-IM17. Fire Protection Special Assessments.** Provide technical support for the development of fire district special assessments and special taxes to fund fire protection services.

**IS-IM18. Fire Impact Fees.** Support and promote the development of capital improvement plans by fire protection service providers that can be used to establish development impact fees. Develop documents to facilitate the development of impact fees, such as a methodology for establishing fee amounts and standard agreements between fire-related districts and the County.

**IS-IM19. Pooled Costs/Shared Resources for Fire Districts.** In consultation with the Humboldt County Fire Chief's Association, develop programs for special districts to reduce operating costs.

**IS-IM20. Fire Protection Levels of Service.** Support the development of a level of service standards by the Humboldt County Fire Chief's Association.

**IS-IM21. Standards of Fire Protection Response.** Encourage fire districts to prepare Standards of Coverage Studies and address substandard conditions. These studies may include: establishment of baseline conditions, risk assessment, level of service standards and objectives, critical task capability assessment, reliability assessment, and policy recommendations.

**IS-IM22. County Service Area-Fire Protection.** In close coordination with fire-related districts, non-agency fire departments, and CAL FIRE, establish county service areas and adequate ongoing fire protection funding sources in areas with developed and developable land that cannot be served by existing fire-related districts and where new districts cannot feasibly be established. Utilize fire protection service agreements with existing fire service providers, where appropriate. Utilize County Service Areas to augment the level of service and capacity of existing fire service providers, where appropriate.

**IS-IM23.Fire Protection Municipal Service Review.** Support the preparation of a comprehensive countywide fire protection municipal service review by the Humboldt LAFCO to determine the best approaches to improving levels of service countywide and expand service to areas outside existing fire-related district boundaries.

**IS-IM24.Monitor Infrastructure and Services Capacity.** Utilize wastewater treatment plant annual reports (prepared pursuant to federal NPDES permits), water system annual inspection reports (as prepared by California Department of Public Health, Drinking Water Program), and close coordination with water and wastewater providers to monitor the capacities of infrastructure and services to ensure that growth does not exceed acceptable levels of service.



**Community Infrastructure and Services Element**

**Recommended Edits & Discussion**

Option 1: **Adequate Infrastructure and Services.** Well maintained public infrastructure and services supporting existing and future development. ~~with an ability to expand to satisfy the needs of new development.~~

*Discussion:*

- *Wanted to see differentiation between existing development and future development and allowance for increasing capacity.*
- *Avoid “choke points” that limit future development, but don’t build whole systems “to nowhere”.*
- *Simplification of language and consideration of existing and future development*

Option 1: **Drainage and Flood Control.** ~~The County shall Develop and maintain a countywide drainage and flood control plan. to guide capital improvements and maintenance and serve as a basis for long term sustainable funding mechanisms.~~

*Discussion: Simplification of language. Details are addressed in the IM.*

Option 1: **Law Enforcement.** The County shall continue to monitor law enforcement infrastructure needs. ~~and coverage. New development shall pay its proportionate share of law enforcement costs.~~

*Discussion: Impact fees cannot be used for salaries.*

Option 1: Delete this policy.

*Discussion: County is in assistance role, not lead role. Perhaps LAFCO should be assisting fire districts, not County. General Plan isn’t the place to address service areas.*

Option 1: **On-Site Sewage Disposal Requirements.** Maintain regulations governing construction and maintenance of on-site sewage disposal systems to protect health and safety. ~~and to reflect changes in state law and advances in treatment technologies.~~ County shall recognize and allow the use of alternative onsite sewage disposal systems that meet state standards, including new advances in treatment technology.

*Discussion:*

- *Following state law is assumed; is calling out the need to update regulations a GPU issue or an administrative issue?*
- *Provide more clarity about alternative treatment options.*
- *Many low income projects rejected due to lack of infrastructure.*

Option 2: **On-Site Sewage Disposal Requirements.** Maintain regulations governing construction and maintenance of on-site sewage disposal systems to protect health and safety and to reflect changes in state law and advances in treatment technologies. Recognize and allow the use of alternative onsite sewage disposal systems that meet state standards.

*Discussion: Don't want to see continued contamination of water supply. County policies are not updated to reflect State law (e.g. projects on septic permitted by County in Fairhaven that RWQCB would deny).*

Option 1: Delete policy.

*Discussion: Perpetuity is too long to know what's best for a site in the future.*

Option 2: Move policy to Open Space Element and consider the language there.

Option 1: Delete policy.

*Discussion: Don't see it as a necessary policy given what is already required.*

Option 1: Delete policy.

*Discussion: Encourage leaves open interpretation. Encourages without funding to support school costs associated with providing facilities. Does not belong in the GP. There are options available to address liability and maintenance costs via agreements. 'Encourage' could mean staff researching options to support more schools' ability to address liability and maintenance issues.*

Option 1: **Street Lighting.** Street lighting shall be required when necessary to improve public safety in urban areas and facilitate nighttime travel. ~~Lighting systems shall direct light to prescribed areas at prescribed illumination levels and minimize the trespass of light on neighboring properties and glare to the night sky.~~

*Discussion: Question about 'when necessary to improve public safety'... need definition of suburban before agreeing to remove that language. Standard and IM provide specificity of stricken language.*

Option 2: Existing language.

Option 3: **Street Lighting.** Street lighting shall be required when necessary to improve public safety in urban and suburban areas, and in some important rural intersections. and facilitate nighttime travel. Lighting systems shall direct light to prescribed areas at prescribed illumination levels and minimize the trespass of light on neighboring properties and glare to the night sky.

*Discussion: PC and public support for reducing glare. Many communities have safety concerns about rural intersections, particularly on state highways.*

Option 1: County Library Facilities and Services. Continue to assess needs of the County's residents and expand library facilities and services as necessary. ~~New development shall pay its proportionate share of library facility costs.~~

*Discussion: Consistent with BOS straw vote.*

**IS-S4. Subdivisions Outside of Fire District Boundaries.** Subdivisions outside of fire district boundaries shall be conditioned to upon one of the following:

A1. Annex to or form a fire-related district or a county service area and provide funding to ensure that the district has adequate capacity to provide services, or

B2. ~~If condition 1 is not feasible,~~ establishment of an adequate ongoing funding source and execution of a fire protection agreement with an appropriate local fire service provider with LAFCO approval, as appropriate, or

C3. Record acknowledgment of no available emergency response and fire suppression services and implement required mitigations.

Option 1: Require all new residential subdivision development to offer to dedicate land or pay a parkland and dedication in-lieu fee for public parks sufficient to achieve park standards contained in the General Plan. Option 2:

Delete it. Discussion: some feel that mandating this throughout the county is not appropriate and that this is an urban policy that should be tailored to high growth areas.



Option 1: Existing language, (however if option 1 IS -S7 is chosen, delete is okay).  
Discussion: Some feel S7 is stronger language and better worded.  
Option 2: Delete it.

Option 1: Delete it Discussion: too specific for plan & doesn't benefit communities obtaining parks; says 'should' and it's guidance, not directive; don't have a rec master plan, where these standards would be most appropriate

Option 1: IS-IM14. **Storm Drainage Impact Fees.** Establish impact fees for off-site costs clearly and rationally connected to and resulting from new development in areas included in the 2013 MS4 Phase II NPDES Permit. Fee shall include escalation clauses and should be based on the County Storm Drainage Master Plan and Capital Improvement Plan. *Discussion:*  
*Together with IM13? IM14 to be limited to areas covered in 2013 MS4 permit. To meet Clean Water Act counties have to do this.*

Option 1: Provide this Plan and land inventory data to service providers for system planning, facility sizing, and CEQA evaluations of land use consistency. Get feedback from the service providers to update county land inventory. Discussion: ensure that it's a cooperative effort.

Option 1. Existing language

Option 2: Delete it.

Discussion: Is this feasible and/or within the jurisdiction of the county? Needs to be some coordination. There are several other IMs that refer to coordination, however some are concerned with the tools listed here.

Option 1: Prepare parks and recreation standards for new development that considers community preference and differentiate between urban, suburban, and rural settings; specify acreage of park land per 1,000 residents; and specify land dedication, in-lieu fee, or other mechanisms to make park and recreation improvements and criteria for establishing Mello Roos Community Facilities Districts or a special assessment district to ensure adequate funding for operation and maintenance. Option

2: Prepare parks and recreation standards for each community specifying measures to make improvement and secure adequate funding for operations and maintenance.

Discussion: Quimby collects in-lieu fees already where established. Some do not support a Mello Roos on top of that and the acreage standard. This is a standard that is more applicable to urban areas not remote areas. Mello Roos will only really benefit for large developments. Option 2 allows communities to set their own standards vs. cour

*Option 1: Retain as written.*

*Option 2: Street Lighting. Prepare street lighting standards ~~for new development that differentiate between urban and rural settings~~ that allow fo r community-specific priorities and standards and that specify when streetlights are required based on intersection type and functional classification. Establish lighting design criteria, considering AASHTO and International Dark-Sky Association guidelines.*

Option 1: Existing language.

*Discussion: Work on Policy and Implementation language to mitigate impact fees*

\*Option 2: **Sustainable Funding.** The County shall seek adequate and sustainable revenue sources excluding impact fees for capital improvements and maintenance of infrastructure and services. The County may only consider impact fees for roads after determining if it is viable.

*Discussion: Address concern about assessing impact fees – need better definition. Support for traffic fees proportional to impact. Concern about County adhering to proportional impact fee guidance and ‘big pot’ that fees go into w/o clarity about where it is spent... huge unmet maintenance need that can’t be met by new development. Addressed in other Elements. Need to charge any project adding to traffic issues, not just large developments*

Option 1: Existing Policy      Option 2: Delete policy

*Discussion: Discussion: some felt this could be addressed in Circulation Element and the CWTP and others felt that the new storm water requirements will require the county to find funding sources for drainage.*

Option 1: Maintain existing language. Option 2: **Impact Fees for New Development:** The County shall conduct a nexus study to determine if a development impact fee program for roads would raise sufficient funds to implement capital improvement without discouraging affordable housing. Option 3: Delete It      Discussion: Some people wanted to limit impact fees to the possibility of roads only and did not want to agree to any fee prior to review of a nexus study.

Option 1: Maintain existing language.      Option 2: IS-IM8.  
**Infrastructure and Services Funding Sources.** Investigate funding sources for public facilities and services including special taxes, special assessments, user fees, and grant funding.

**IS-IM12. Option 1: Existing language Option 2: Other Roadway Funding Mechanisms.** The County shall pursue ~~other~~ funding mechanisms to ~~augment development impact fees~~ to meet roadway and drainage improvement needs, such as reimbursement agreements, debt financing, voter-approved taxes, assessment districts, and state and federal grants. Actively support and seek state and federal funding, such as infrastructure banks, to improve and enhance storm drainage and flood control facilities.

Option 1: The County shall pursue establishment of other funding mechanisms, as appropriate, to augment developer and/or mitigation fees to construct and maintain storm drainage improvements, which may include reimbursement agreements, debt financing, voter-approved taxes, and assessment districts. **Actively support and seek state and federal funding, such as infrastructure banks, to improve and enhance storm drainage and flood control facilities.** Option 2.  
Delete and add last (bolded above) sentence to IM 12 (see IM 12 option 2) Discussion:  
redundant. *Move the last sentence to IS-IM 12*

Option 1: IS-IM16. Delete it. Option 2: Existing language

Option 1: IS-P1. **Coordination with Service Providers.** The County shall work cooperatively with cities and service providers to identify needs, secure funding, and implement infrastructure and public service projects consistent with this Plan and capital improvement plans. Discussion: capital improvement plans need to be addressed-they are necessary.

Option 1: IS-P2. Prioritization. The County shall give highest priority to infrastructure and services necessary to protect public health and safety. Infrastructure projects that support regional housing goals, meet market demands and provide for economic growth, and ~~further conservation and open space goals~~ shall also receive high priority. Transparent and open public processes shall be used to prioritize projects based on funding guidelines and objective ranking criteria.

Option 2. IS-P2. Prioritization. The County shall give highest priority to infrastructure and services necessary to protect public health and safety. ~~Infrastructure projects that support regional housing goals, provide for economic growth, and further conservation and open space goals shall also receive high priority.~~ Transparent and open public processes shall be used to prioritize projects based on funding guidelines and objective ranking criteria.

Option 1: Existing option Discussion: Some areas need benchmarks, this language doesn't mean they are mandatory. Discussion about requiring and reporting a lack of service for rural and remote areas. Sometimes minimum level of service is unachievable: consider if CWTP could meet this need. Option 2: **Public infrastructure and Services Standards.** Use objective public infrastructure and service standards to:

- A. Assess service conditions;
- B. ~~Establish minimum levels of service benchmarks;~~
- C. ~~Specify infrastructure and service needs for new development;~~
- D. Identify deficiencies and rank priorities; ~~and~~
- E. ~~Set goals for levels of service for funding purposes.~~

Discussion: Concern is about staff interpretation of meaning, e.g. minimum levels of service, concern that if it doesn't meet that, a house cannot be built. Lack of remedies in variance process... use of minimum standards has been applied as an absolute. Striking A-C, all three would negatively affect rural areas.

Option 1: Retain as written  
Option 2: The adequacy of public infrastructure and services for discretionary development greater than a single family residence and/or secondary residential unit or minor subdivision, shall be assessed relative to service standards adopted by the Board of Supervisors, local service providers, and state and federal agencies. Such dDiscretionary development may be approved if it can be found that:

- A. Existing services are adequate; or
- B. Adequacy will be attained concurrent with project implementation through project conditions; or
- C. Adequacy will be obtained over a finite time period through the implementation of a defined capital improvement or service development plan; or
- D. Evidence in the record supports a finding that the ~~discretionary development cannot be feasibly provided with adequate infrastructure and services and project approval will not adversely impact health, welfare, and safety or plans to provide infrastructure or services to the community.~~

*Discussion: 'Services' not clearly able to be identified or assessed.*

Option 1: Retain as written  
Option 2: The ~~economic~~ fiscal impacts, including the increase in tax base, of discretionary development requiring an EIR on existing and planned public infrastructure and services shall be considered during the project review process. ~~Significant adverse affects shall be mitigated to the extent feasible through changes in project design, timing, or financial exactions in proportion to project impacts.~~

Option 1: New development shall pay the proportional cost of providing transportation and drainage infrastructure and services needed to serve the development.

Option 2: Delete policy. *Discussion: Option 2 would implement impact fees for transportation and drainage where option 1 does not.*

Option 1: Retain as written policy.

Option 2: Delete

Option 1: The County shall evaluate the capacity and sizing of road and drainage facilities and coordinate with water and wastewater service providers to determine adequacy for proposed land uses changes and discretionary development. The density, timing, and design of new development shall be consistent with service capacity.

Option 2: IS-P9. **Capacity of Facilities and Land Use Designation Decisions.** The County shall evaluate the capacity and sizing of road and drainage facilities ~~and coordinate with water and wastewater service providers to determine adequacy~~ for proposed land use designation changes proposed under this plan. ~~uses and discretionary development. The density, timing, and design of new development shall be consistent with service capacity.~~ A general plan amendment would trigger a county-led review of capacity.

*Discussion: With the exception of wastewater, water and drainage--the transportation portion is covered in the circula*

Option 1: The County shall coordinate with service providers to proactively identify areas of the County where existing infrastructure and service inadequacies limit development rights otherwise permitted in this Plan.

Option 2: Delete policy.

*Discussion: Concern that it is*

*redundant and moratorium areas will be picked due to this policy.*

Option 1: Delete policy.

*Discussion: Deferred to the*

*Board's prior to desire to delete this policy*

Option 1: Retain as written.

Option 2: District

boundaries, spheres of influence, municipal service reviews, and community plans shall be mutually ~~compatible~~ and support the orderly development and timing of infrastructure and services.



Option 1: Proposed County capital projects and facilities with ~~land use implications valued in excess of \$500,000~~ shall be analyzed for consistency with this Plan and applicable city general plans. *Discussion: This is consistent with the 1984 Framework Plan.*

Option 1: The County shall assist school districts to site new school facilities, where feasible, in proximity to neighborhoods with adequate road, pedestrian, and bicycle circulation and, access to public water and sewer services. Schools should be located outside of land use hazard areas as defined in the Safety Element of this Plan.  
Option 2: Delete policy.  
*Discussion: some support the state law gives power to independently elected school boards to determine siting.*

Option 1: Delete policy.

Option 1: IS-PX1. Building Permit Notification Referrals. Provide building permit notification referrals to the appropriate local fire chief for new buildings within the fire related district boundary and/or the identified response area. *Discussion: some feel that notification seems appropriate but referral for a approval does not.*

Option 1: ~~Fire Service Impacts from New Development~~. During review of discretionary permits within fire-related district boundaries or identified response areas, utilize recommendations from the appropriate local fire chief as feasible mitigation measures to reduce impacts to emergency response and fire suppression services from new development.

**Fire Service Standards for Mitigation of New**

**Development**. The County shall work with Fire Districts when establishing standards and mitigation measures for new development consistent with urban, suburban, rural and remote land uses.

*Discussion: Individual fire chiefs may not have training in development standards.*

Option 1: Retain as written w/removal of reference to ordinance.

Option 2:

Adequate Public Infrastructure and Services Ordinance. Adequate public infrastructure and services standards shall be used to determine the level of infrastructure and services necessary for new development. Standards shall be specified by ordinance for County provided services, including roads, bicycle and pedestrian facilities, drainage, law enforcement, on-site wastewater disposal and recreation. ~~Standards for non-County services, including public transportation, water, public wastewater, emergency services and fire, shall be referenced and based on applicable service provider criteria. County standards shall be consistent with Plan policies and, to the extent practical, generally accepted levels of service. Standards for non-County services should be consistent with levels of service adopted by local service providers and, to the extent practical, generally accepted levels of service.~~


Option 1: IS-IM1. Coordination with Service Providers. Coordinate as appropriate with special districts, cities, LAFCO, and other local service providers by reviewing and commenting on capital improvement plans, proposed spheres of influence, municipal service reviews, annexations, and changes in organization. Enter into formal cooperative relationships when appropriate to plan, fund, and implement infrastructure and service delivery projects. (Goes with P1 but not S1)

*Discussion: Not practical to require County staff to review special districts' documents. Small CSDs can need help; this says staff SHALL assist, however. Some are concerned that, even with recommended language, that the local service provider could be overridden by staff with less knowledge about that system.*

Option 1: Retain as written:  
*about if Ordinance is the right language to use.*

*Discussion: Have a question*  
Option 2: Delete it.

*Discussion: Some feel that if Option2 w/IS-P3 is chosen, it follows that it should be deleted.*

Associated with P3

<p>Option 1: IS-IM14. <b>Storm Drainage Impact Fees.</b> Establish impact fees for off-site costs clearly and rationally connected to and resulting from new development in <u>areas included in the 2013 MS4 Phase II NPDES Permit.</u> Fee shall include escalation clauses and should be based on the County Storm Drainage Master Plan and Capital Improvement Plan.</p> <p style="text-align: right;"><i>Discussion:</i></p> <p><i>Together with IM13? IM14 to be limited to areas covered in 2013 MS4 permit. To meet Clean Water Act counties have to do this.</i></p>

Option 1: **Fire Protection Special Assessments.** Provide technical support for the development of fire district special assessments and special taxes to fund fire protection services consistent with Proposition 218.

*Discussion: Must be consistent with Prop 218*

**Option 1.** Retain as written.

*Discussion: Impact fees*

*can be an appropriate source of funding.*

**Option 2:** Fire District Funding Impact Fees. Support and promote the development of capital improvement plans by fire protection service providers that can be used to establish funding. ~~development impact fees~~. Develop documents to facilitate the development of impact fees, such as a methodology for establishing funding sources fee amounts and standard agreements between fire-related districts and the County consistent with Proposition 218.

*Discussion: Alter language to coincide with "funding sources" and not fees. Services can't be funded by impact fees. Fire departments need a lot of equipment. This goes to P18 which we want to delete. Again, must be consistent with Prop 218.*

Option 1: Retain as written

Option 2: Support the

development of a level of service assessments standards by the Humboldt County Fire Chief's Association.

<p>Associated with P3 existing language.</p> <p><b>Option 2</b> : Delete this IM. <i>this is already covered in P8, P9, and P10.</i></p>	<p><b>Option 1</b> : Retain</p> <p><i>Discussion: Some feel</i></p>

