



## 14. Public Facilities and Services

The Public Facilities and Services Element is divided into the following sections:

- General (Section 14.1)
- Water Supply (Section 14.2)
- Wastewater (Section 14.3)
- Storm Drainage (Section 14.4)
- Solid Waste (Section 14.5)
- Communications Systems (Section 14.6)
- Fire Protection and Law Enforcement (Section 14.7)
- Schools and Community Facilities (Section 14.8)
- Energy Facilities (Section 14.9)
- Work Plan/Implementation Measures (Section 14.10)

### **Key Terms**

The following terms are used in this Element to describe the issues related to public facilities and services:

**Capital Improvement Program (CIP).** Typically a five year program by which an agency schedules permanent improvements to public facilities to fit the projected fiscal capability of the local service area. The program generally is reviewed annually for conformance to and consistency with the General Plan and the Strategic Business Plan.

**Community Service District (CSD).** CSDs are independent districts established in accordance with the CSD Law. CSDs are formed for a specific geographic sub-area of a County and used for the planning and delivery of water and wastewater treatment, parks, recreation, and other human services based on an assessment of the service needs of the population in that sub-area. A CSD is a taxation district with independent administration.

**County Service Area (CSA).** CSAs are a special taxing area which bears a special assessment or service charge for particular types of extended services. Services may be expanded with Local Agency Formation Commission (LAFCo) approval at any time following formation, allowing County service areas to provide virtually every service. County service areas may annex contiguous or non-contiguous territory. County service areas are managed by the Board of Supervisors, which sits as a Board of Supervisors, not as an ex-officio governing board. Under the Board of Supervisor's direction, County service areas may levy taxes, establish zones of benefit, incur bonded indebtedness and enter into contracts.

**Detention.** The temporary storage of storm runoff to attenuate peak runoff and to provide water quality treatment benefits.

**Groundwater.** Water that flows or seeps downward and saturates soil or rock, supplying springs and wells. The upper surface of the saturate zone is the water table.

**Groundwater Recharge.** Inflow of water to a ground water reservoir from the surface. Infiltration of precipitation and its movement to the water table is one form of natural recharge.

**Hazardous Waste.** Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.

**Internet.** A system of linked computer networks, international in scope, that facilitates data communication services such as remote log-in, file transfer, electronic mail, and newsgroups.

**Local Agency Formation Commission (LAFCo).** The agency in each County with the authority and responsibility to establish procedures for local government changes of organization, including city incorporation, annexation to a city or special district, and consolidation of cities or special districts. The primary power of LAFCo is to act on local agency boundary changes and to adopt spheres of influence (SOIs) for local agencies.

**Potable Water.** Water that is safe to be consumed by humans. Water of sufficient quality to serve as drinking water is called potable water, whether it is used as such or not. Although most fresh water sources are drinkable by humans, they can be a disease vector or cause long-term health problems if they do not meet certain water quality guidelines.

**Public Utility District (PUD).** PUDs are independent special districts established in accordance with the PUD Act, [Public Utilities Code Section 15501, et seq.]. A PUD is a public agency that provides water service, wastewater collection, treatment, export, and other public services to residents and businesses within its district.

**Retention Basin.** Longer-term water storage with no outlet provided. Retained water would infiltrate into the soil or evaporate.

**Sewage.** See definition of wastewater.

**Solid Waste.** Unwanted or discarded material that is neither a liquid nor a gas. Organic wastes and paper products account for about 75 percent of the typical urban solid waste stream.

**Storm Drainage.** A system to convey storm water runoff from public and private property to a retention or detention facility.

**Transfer Station.** Facilities where municipal solid waste is unloaded from collection vehicles and briefly held while it is reloaded onto larger long-distance transport vehicles for shipment to landfills or other treatment or disposal facilities.

**Wastewater.** Water that carries wastes from homes, businesses, and industries; a mixture of water and dissolved or suspended solids.

**Water Quality.** A term used to describe the chemical, physical, and biological characteristics of water, usually in respect to its suitability for a particular purpose. Water quality criteria establish standards necessary to protect and ensure that beneficial uses are attained. Criteria may be numeric or narrative

standards that are designed to restore and maintain the chemical, physical, and biological integrity of a water body.

**Zone of Benefit.** A zone established by the Board of Supervisors, within any County service area with tax rates, service charges, and benefit assessments varying with the extent of benefit to each zone derived from services provided to the property within each zone or with the availability of other funds within a zone.

### **Existing Conditions Overview**

Tulare County and special districts provide many important services to County residents and businesses in unincorporated communities and hamlets such as water, wastewater, storm drainage, solid waste removal, utilities, communications, fire protection, law enforcement, and a number of other community facilities and services (schools, community centers, etc.).

Water districts supply water to communities and hamlets throughout the County. Most communities and some hamlets have wastewater treatment systems; however, several communities including Three Rivers, Plainview, Alpaugh, and Ducor rely on individual septic systems. Storm drainage facilities are generally constructed and maintained in conjunction with transportation improvements or new subdivisions in communities. Solid waste collection in the County is divided into service areas, as determined by the Board of Supervisors, with one license for each area. Southern California Edison provides electric service to the south and central areas of Tulare County while PG&E provides electric service in the north. The Gas Company is the primary provider of natural gas throughout the County.

In 2006, the Tulare County Sheriff's Department had 450 officers serving the unincorporated County. Tulare County also has a Countywide fire department run jointly by the County and California Fire (CF). The County manages fire protection in the valley portions of the County, with continued support by CF in the foothill portions of the County.

Other community facilities such as parks, libraries, and schools are located throughout the County, mostly in communities and hamlets.

### **14.1 General**

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#### **PFS-1**

To establish and maintain acceptable levels of service, minimize costs, and provide criteria for determining the location, capacity, and timing of existing and future public facilities and services.

##### **PFS-1.1 Existing Development**

The County shall generally give priority for the maintenance and upgrading of County-owned and operated facilities and services to existing development in order to prevent the deterioration of existing levels-of-service.

##### **PFS-1.2 Maintain Existing Levels of Services**

The County shall ensure new growth and developments do not create significant adverse impacts on existing County-owned and operated facilities.

##### **PFS-1.3 Impact Mitigation**

The County shall review development proposals for their impacts on infrastructure (for example, sewer, water, fire stations, libraries, streets, etc). New development shall be required to pay its proportionate share of the costs of infrastructure improvements required

to serve the project to the extent permitted by State law. The lack of available public or private services or adequate infrastructure to serve a project, which cannot be satisfactorily mitigated by the project, may be grounds for denial of a project or cause for the modification of size, density, and/or intensity of the project.

### **PFS-1.4 Standards of Approval**

The County should not approve any development unless the following conditions are met:

1. The applicant can demonstrate all necessary infrastructure will be installed and adequately financed,
2. Infrastructure improvements are consistent with adopted County infrastructure plans and standards, and
3. Funding mechanisms are provided to maintain, operate, and upgrade the facilities throughout the life of the project.

### **PFS-1.5 Funding for Public Facilities**

The County shall implement programs and/or procedures to ensure that funding mechanisms necessary to adequately cover the costs related to planning, capital improvements, maintenance, and operations of necessary public facilities and services are in place, whether provided by the County or another entity.

### **PFS-1.6 Funding Mechanisms**

The County shall use a wide range of funding mechanisms, such as the following, to adequately fund capital improvements, maintenance, and on-going operations for publicly-owned and/or operated facilities:

1. Establishing appropriate development impact fees,
2. Establishing assessment districts, and
3. Pursuing grant funding.

### **PFS-1.7 Coordination with Service Providers**

The County shall work with special districts, community service districts, public utility districts, mutual water companies, private water purveyors, sanitary districts, and sewer maintenance districts to provide adequate public facilities and to plan/coordinate, as appropriate, future utility corridors in an effort to minimize future land use conflicts.

### **PFS-1.8 Funding for Service Providers**

The County shall encourage special districts, including community service districts and public utility districts to:

1. Institute impact fees and assessment districts to finance improvements,
2. Take on additional responsibilities for services and facilities within their jurisdictional boundaries up to the full extent allowed under State law, and
3. Investigate feasibility of consolidating services with other districts and annexing systems in proximity to promote economies of scale, such as annexation to city systems and regional wastewater treatment systems.

**PFS-1.9 New Special Districts**

When feasible, the County shall support the establishment of new special districts, including community service districts and public utility districts, to assume responsibility for public facilities and services.

**PFS-1.10 Homeowner Associations**

The County shall support the creation of homeowner associations, condominium associations, or other equivalent organizations to assume responsibility for specific public facilities and services.

**PFS-1.11 Facility Sizing**

The County shall ensure that publicly-owned and operated facilities are designed to meet the projected capacity needed in their service area to avoid the need for future replacement to achieve upsizing. For facilities subject to incremental sizing, the initial design shall include adequate land area and any other elements to easily expand in the future.

**PFS-1.12 Security**

The County shall seek to minimize vulnerability of public facilities to natural and man-made hazards and threats.

**PFS-1.13 Municipal Service Reviews (MSRs)**

The County shall use MSRs adopted by LAFCo and Urban Water Management Plans, as tools to assess the capacity, condition, and financing of various public utility services provided by special districts and cities, most commonly, domestic water and sanitary sewer.

**PFS-1.14 Capital Improvement Plans**

Pursuant to California Government Code §65401, annually, the County shall receive and review all proposed public works projects proposed by the County, its departments, boards, and commissions, and any school or special district in the County, and shall prepare a coordinated program of proposed public works for the ensuing fiscal year, for review by the Planning Commission as to conformity with the County General Plan.

**PFS-1.15 Efficient Expansion**

The County shall provide incentives for infill projects where an efficient expansion of the infrastructure delivery system is fully funded.

**PFS-1.16 Joint Planning Efforts**

The County will promote joint planning efforts between communities, hamlets, and cities within proximity of each other so that services and infrastructure planning can be complementary.

## 14.2 Water Supply

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### **PFS-2**

To ensure the provision of a reliable, safe, and adequate supply of high quality water as well as effective distribution and storage facilities to meet the existing and future needs in the County.

#### **PFS-2.1 Water Supply**

The County shall work with agencies providing water service to ensure that there is an adequate quantity and quality of water for all uses, including water for fire protection, by, at a minimum, requiring a demonstration by the agency providing water service of sufficient and reliable water supplies and water management measures for proposed urban development.

#### **PFS-2.2 Adequate Systems**

The County shall review new development proposals to ensure that the intensity and timing of growth will be consistent with the availability of adequate production and delivery systems. Projects must provide evidence of adequate system capacity prior to approval.



*See also Chapter 11-Water Resources, Policy WR-3.3: Adequate Water Availability.*

#### **PFS-2.3 Well Testing**

The County shall require new development that includes the use of water wells to be accompanied by evidence that the site can produce the required volume of water without impacting the ability of existing wells to meet their needs.

#### **PFS-2.4 Water Connections**

The County shall require all new development in UDBs, UABs, Community Plans, Hamlet Plans, Planned Communities, Corridor Areas, Area Plans, existing water district service areas, or zones of benefit, to connect to the community water system, where such system exists. The County may grant exceptions in extraordinary circumstances, but in these cases, the new development shall be required to connect to the water system when service becomes readily available.

#### **PFS-2.5 New Systems or Individual Wells**

Where connection to a community water system is not feasible per PFS-2.4: Water Connections, service by individual wells or new community systems may be allowed if the water source meets standards for quality and quantity.



*See also Chapter 11-Water Resources.*



14.3 Wastewater

**PFS-3**

To ensure the provision of adequate wastewater collection, treatment, and disposal within the County.

**PFS-3.1 Private Sewage Disposal Standards**

The County shall maintain adequate standards for private sewage disposal systems (e.g., septic tanks) to protect water quality and public health.

**PFS-3.2 Adequate Capacity**

The County shall require development proposals to ensure the intensity and timing of growth is consistent with the availability of adequate wastewater treatment and disposal capacity.

**PFS-3.3 New Development Requirements**

The County shall require all new development, within UDBs, UABs, Community Plans, Hamlet Plans, Planned Communities, Corridor Areas, Area Plans, existing wastewater district service areas, or zones of benefit, to connect to the wastewater system, where such systems exist. The County may grant exceptions in extraordinary circumstances, but in these cases, the new development shall be required to connect to the wastewater system when service becomes readily available.

**PFS-3.4 Alternative Rural Wastewater Systems**

The County shall consider alternative rural wastewater systems for areas outside of community UDBs and HDBs that do not have current systems or system capacity. For individual users, such systems include elevated leach fields, sand filtration systems, evapotranspiration beds, osmosis units, and holding tanks. For larger generators or groups of users, alternative systems, including communal septic tank/leach field systems, package treatment plants, lagoon systems, and land treatment, can be considered.

**PFS-3.5 Wastewater System Failures**

The County shall require landowners to repair failing septic tanks, leach field, and package systems that constitute a threat to water quality and public health or connect to an existing community system through applicable County and/or Regional Water Quality Control Board standards and requirements.

**PFS-3.6 Care of Individual Systems**

The County shall promote and support programs to educate homeowners on the care and maintenance of private sewage disposal systems.

**PFS-3.7 Financing**

The County shall cooperate with special districts when applying for State and federal funding for major wastewater related expansions/upgrades when such plans promote the efficient solution to wastewater treatment needs for the area and County.

## 14.4 Storm Drainage

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### **PFS-4**

To ensure the management of stormwater in a safe and environmentally sensitive manner through the provision of adequate storm drainage facilities that protect people and property.

#### **PFS-4.1 Stormwater Management Plans**

The County shall oversee, as per Community Plan Content Table PF-2.1 and Specific Plan Content, Hamlet Plans Policy PF-3.3, and Table LU-4.3, the preparation and adoption of stormwater management plans for communities and hamlets to reduce flood risk, protect soils from erosion, control stormwater, and minimize impacts on existing drainage facilities, and develop funding mechanisms as a part of the Community Plan and Hamlet Plan process.

#### **PFS-4.2 Site Improvements**

The County shall ensure that new development in UDBs, UABs, Community Plans, Hamlet Plans, Planned Communities, Corridor Areas, and Area Plans includes adequate stormwater drainage systems. This includes adequate capture, transport, and detention/retention of stormwater.

#### **PFS-4.3 Development Requirements**

The County shall encourage project designs that minimize drainage concentrations and impervious coverage, avoid floodplain areas, and where feasible, provide a natural watercourse appearance.

#### **PFS-4.4 Stormwater Retention Facilities**

The County shall require on-site detention/retention facilities and velocity reducers when necessary to maintain existing (pre-development) storm flows and velocities in natural drainage systems. The County shall encourage the multi-purpose design of these facilities to aid in active groundwater recharge.

#### **PFS-4.5 Detention/Retention Basins Design**

The County shall require that stormwater detention/retention basins be visually unobtrusive and provide a secondary use, such as recreation, when feasible.

#### **PFS-4.6 Agency Coordination**

The County shall work with the Army Corps of Engineers and other appropriate agencies to develop stormwater detention/retention facilities and recharge facilities that enhance flood protection and improve groundwater recharge.

#### **PFS-4.7 NPDES Enforcement**

The County shall continue to monitor and enforce provisions to control non-point source water pollution contained in the U.S. Environmental Protection Agency National Pollution Discharge Elimination System (NPDES) program.



*Policies related to flood control are covered in Chapter 10-Health & Safety, Section 10.5: Flood Hazards.*



**14.5 Solid Waste**

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**PFS-5**

To ensure the safe and efficient disposal and recycling of solid and hazardous waste generated in the County.

**PFS-5.1 Land Use Compatibility with Solid Waste Facilities**

The County shall ensure that solid waste facility sites (for example, landfills) are protected from the encroachment by sensitive and/or incompatible land uses.

**PFS-5.2 Notification**

The County shall provide notification to proposed development within one-mile of a solid waste facility of the existence of the solid waste facility and any proposed changes to the facility.

**PFS-5.3 Solid Waste Reduction**

The County shall promote the maximum feasible use of solid waste reduction, recycling, and composting of waste, strive to reduce commercial and industrial waste on an annual basis, and pursue financing mechanisms for solid waste reduction programs.

**PFS-5.4 County Usage of Recycled Materials and Products**

The County shall encourage all industries and government agencies in the County to use recycled materials and products where economically feasible.

**PFS-5.5 Private Use of Recycled Products**

The County shall work with recycling contractors to encourage businesses to use recycled products and encourage consumers to purchase recycled products.

**PFS-5.6 Ensure Capacity**

The County shall require evidence that there is adequate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste prior to approving new development.

**PFS-5.7 Provisions for Solid Waste Storage, Handling, and Collection**

The County shall ensure all new development adequately provides for solid waste storage, screening, handling, and collection prior to issuing building permits.

**PFS-5.8 Hazardous Waste Disposal Capabilities**

The County shall require the proper disposal and recycling of hazardous materials in accordance with the County's Hazardous Waste Management Plan.

**PFS-5.9 Agricultural Waste**

The County shall investigate waste disposal and reuse needs for agricultural wastes for energy and other beneficial uses and shall change County plans accordingly.

## 14.6 Communications Systems

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### **PFS-6**

To expand the use of information technology in order to increase the County's economic competitiveness, develop a more informed citizenry, and improve personal convenience for residents and businesses in the County.

#### **PFS-6.1 Telecommunications Services**

The County shall work with telecommunication providers to ensure that all residents and businesses have access to telecommunications services, including broadband internet service. To maximize access to inexpensive telecommunications services, the County shall encourage marketplace competition from multiple service providers.

#### **PFS-6.2 Communication Technologies to Improve Citizen Participation**

The County shall strive to expand opportunities for all citizens to participate in County governance through use of communication technologies, including the County website and cable television.

#### **PFS-6.3 Siting of Telecommunications Infrastructure**

To minimize the visual and locational impact of wireless telecommunications facilities, the County shall encourage the siting of telecommunications infrastructure to meet the following conditions:

1. Located away from residential and open space areas,
2. When possible, are located or collocated on existing buildings, existing towers, or other existing support structures,
3. Painted, camouflaged, textured, or otherwise designed to better integrate into existing conditions adjacent to the installation site,
4. Located in conformance with the Comprehensive Airport Land Use Plan to avoid vertical obstructions around public use airports in the County, and
5. Located to avoid vertical obstruction and frequency spectrum conflicts in military Special Use Airspace (SUA) and Military Operations Areas (MOA).



*Additional policy concerning visual impacts can be found in Chapter 7-Scenic Landscapes.*

## 14.7 Fire Protection and Law Enforcement

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### **PFS-7**

To provide adequate fire and law enforcement facilities and services to ensure the safety of County residents and the protection of County property.

#### **PFS-7.1 Fire Protection**

The County shall strive to expand fire protection service in areas that experience growth in order to maintain adequate levels of service.

#### **PFS-7.2 Fire Protection Standards**

The County shall require all new development to be adequately served by water supplies, storage, and conveyance facilities supplying adequate volume, pressure, and capacity for fire protection.

**PFS-7.3 Visible Signage for Roads and Buildings**

The County shall strive to ensure all roads are properly identified by name or number with clearly visible signs.


**PFS-7.4 Interagency Fire Protection Cooperation**

The County shall continue to promote cooperative fire protection agreements with municipal and special district fire departments, State and federal forest agencies, and adjacent County fire departments to provide added fire protection on a year round basis.

**PFS-7.5 Fire Staffing and Response Time Standards**

The County shall strive to maintain fire department staffing and response time goals consistent with National Fire Protection Association (NFPA) standards.

<b>Fire Staffing and Responses Time Standards</b>			
	<b>Demographics</b>	<b>Staffing/Response Time</b>	<b>% of Calls</b>
<b>Urban</b>	> 1,000 people/sq.mi.	15 FF/9 min.	90
<b>Suburban</b>	500-100 people/sq.mi.	10 FF/10 min.	80
<b>Rural</b>	< 500 people/sq.mi.	6 FF/14 min.	80
<b>Remote*</b>	Travel Dist.>8 min.	4 FF/no specific response time	90
*Upon assembling the necessary resources at the emergency scene, the fire department should have the capacity to safely commence an initial attack within 2 minutes, 90% of the time. FF: fire fighters			

 *Additional policy concerning fire safety can be found in Chapter 10-Health & Safety, Section 10.6: Urban and Wildland Fire Hazards.*

**PFS-7.6 Provision of Station Facilities and Equipment**

The County shall strive to provide sheriff and fire station facilities, equipment (engines and other apparatus), and staffing necessary to maintain the County's service goals. The County shall continue to cooperate with mutual aid providers to provide coverage throughout the County.

**PFS-7.7 Cost Sharing**

The County shall require new development to pay public facility fees associated with new sheriff/fire station facilities and equipment necessary to maintain the County's service standards in that area. New development may also be required to create or join a special assessment district, or other funding mechanism, to pay the costs associated with the operation of a sheriff/fire station.

**PFS-7.8 Law Enforcement Staffing Ratios**

The County shall strive to achieve and maintain a staffing ratio of 3 sworn officers per 1,000 residents in unincorporated areas.

**PFS-7.9 Sheriff Response Time**

The County shall work with the Sheriff's Department to achieve and maintain a response time of:

1. Less than 10 minutes for 90 percent of the calls in the valley region; and
2. 15 minutes for 75 percent of the calls in the foothill and mountain regions.

### **PFS-7.10 Interagency Law Enforcement Protection Cooperation**

The County shall continue to promote cooperative law enforcement protection agreements with the Sheriff's Department, California Highway Patrol (CHP), local city police, and adjacent County law enforcement agencies to provide added public protection on a year round basis.

### **PFS-7.11 Locations of Fire and Sheriff Stations/Sub-stations**

The County shall strive to locate fire and sheriff sub-stations in areas that ensure the minimum response times to service calls.

### **PFS-7.12 Design Features for Crime Prevention and Reduction**

The County shall promote the use of building and site design features as means for crime prevention and reduction.

## **14.8 Schools and Community Facilities**

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**PFS-8** To ensure adequate schools and community facilities are provided and are conveniently located for County residents.

### **PFS-8.1 Work with Local School Districts**

The County shall work with local school districts to develop solutions for overcrowded schools and financial constraints of constructing new facilities.

### **PFS-8.2 Joint Use Facilities and Programs**

The County shall encourage the development of joint school facilities, recreation facilities, and educational and service programs between school districts and other public agencies.

### **PFS-8.3 Location of School Sites**

The County shall work with school districts and land developers to locate school sites consistent with current and future land uses. The County shall also encourage siting new schools near the residential areas that they serve and with access to safe pedestrian and bike routes to school.

### **PFS-8.4 Library Facilities and Services**

The County shall encourage expansion of library facilities and services as necessary to meet the needs (e.g., internet access, meeting rooms, etc.) of future population growth.

### **PFS-8.5 Government Facilities in Community Centers**

The County shall actively support development and expansion of federal, State, County, districts, and other governmental offices and facilities where infrastructure exists within community core areas.

### **PFS-8.6 School Funding**

To the extent allowed by State law, the County may require new projects to mitigate impacts on school facilities, in addition to the use of school fees. The County will also work with school districts, developers, and the public to evaluate alternatives to funding/providing adequate school facilities.

**14.9 Energy Facilities**

**PFS-9** To ensure all areas of the County are provided with gas and electric service.

**PFS-9.1 Expansion of Gas and Electricity Facilities**

The County shall coordinate with gas and electricity service providers to plan the expansion of gas and electrical facilities to meet the future needs of County residents.

**PFS-9.2 Appropriate Siting of Natural Gas and Electric Systems**

The County shall coordinate with natural gas and electricity service providers to locate and design gas and electric systems that minimize impacts to existing and future residents.

**PFS-9.3 Transmission Corridors**

The County shall work with the Public Utilities Commission and power utilities so that transmission corridors meet the following minimum requirements:

1. Transmission corridors shall be located to avoid health impacts on residential lands and sensitive receptors, and
2. Transmission corridors shall not impact the economic use of adjacent properties.

**PFS-9.4 Power Transmission Lines**

The County shall work with the Public Utilities Commission and power utilities in the siting of transmission lines to avoid interfering with scenic views, historic resources, and areas designated for future urban development.



*Policies concerning visual impacts can be found in Chapter 7-Scenic Landscapes. Policies concerning energy conservation can be found in Chapter 8-Environmental Resources Management, Section 8.4: Energy Resources.*

**Text continued on Page 14-15.**

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**14.10 Work Plan/Implementation Measures**

The following table documents the Implementation Measures included with the General Plan to implement the goals and policies included in this Element.

<b>Implementation</b>	<b>Implements what Policy</b>	<b>Who is Responsible</b>	<b>2012-2015</b>	<b>2015-2020</b>	<b>2020-2030</b>	<b>On-Going</b>
1. The County shall prepare capital improvement programs for all County-owned and operated facilities and services to ensure consistency with the General Plan in order to maintain an adequate level of service.	PFS-1.2	CAO; RMA				■
2. The County shall annually review fees related to County-owned and operated facilities and County-provided services to ensure funding levels are both affordable and adequate to sustain these facilities/services long-term.	PFS-1.5 PFS-1.6	CAO; RMA				■
3. The County shall develop and adopt an impact fee program for new development to provide financing mechanisms to ensure the provision, operation, and on-going maintenance of appropriate public facilities and services (including, but not limited to, fire stations and equipment, police stations and equipment, utility infrastructure, recreational and library facilities).	PFS-1.6 PFS-4.2 PFS-7.5 PFS-7.9 PFS-8.4 PFS-8.5 ERM-5.6	CAO; RMA	■			
4. For infill projects which include improvements to infrastructure, the County shall offer incentives including but not limited to density bonuses, CEQA exemptions, and financial assistance through redevelopment or Community Development Block Grants.	PFS-1.15	RMA,				■
5. The County shall conduct a study to evaluate alternatives for rural wastewater systems. Alternatives that could be evaluated include elevated leach fields, sand filtration systems, evapotranspiration beds, osmosis units and holding tanks. For larger generators or group of users, alternative systems include communal septic tank/leach field systems, package treatment plants, lagoon systems, and land treatment.	PFS-3.4	RMA		■		
6. The County shall prepare and	PFS-3.1	HHSA,				■

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Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
distribute information on the care and maintenance of private sewage disposal systems.	PFS-3.6	Env. Health				
7. The County shall consider amendments to the Subdivision Ordinance to restrict the number of lots allowed with septic tank and leach line systems, and review and upgrade the standards for such systems.	PFS-3.1	HHSA, Env. Health	■			
8. The County shall consider financial tools to prepare and implement drainage plans such as drainage acreage fees pursuant to Government Code § 66483, impact fees, Redevelopment Agency assistance and Community Development Block Grants, etc..	PFS-4.1	RMA				■
9. The County shall work with local agencies to prepare an update to the County's Integrated Waste Management Plan and Siting Element to determine existing and projected waste disposal needs, methods of disposable land characteristics suited for disposable sites, and anticipated locations.	PFS-5.1 PFS-5.2 PFS-5.6 PFS-5.7	RMA	■			
10. The County shall prepare and distribute educational materials to inform residents about reuse, recycling, and composting of solid waste materials.	PFS-5.4	RMA, Engineering	■			
11. The County shall prepare and adopt an ordinance for siting and design of telecommunication facilities.	PFS-6.3	RMA, Planning	■			
12. The County shall review and incorporate, as appropriate, the recommendations provided by the California Department of Forestry and Fire Protection and the Tulare County Fire Department Review Committee relative to fire protection.	PFS-7.2	RMA; CAL FIRE County Fire Department				■
13. For streetlights beyond those provided by the County for traffic safety, the County shall provide a mechanism to form lighting and landscaping assessment districts if communities, hamlets or developers are willing to participate.	PFS-7.13	RMA				■
14. The County shall maintain a map	PFS-7.5	RMA	■			

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Implementation	Implements what Policy	Who is Responsible	2012-2015	2015-2020	2020-2030	On-Going
identifying the urban, suburban, rural and remote areas set forth in Policy PFS-7.5: Fire Staffing and Response Time Standards.						
15. The County shall work with power companies, communications companies, and the Public Utilities Commission to review power transmission plans and communication/cell tower needs for Tulare County for consistency with the Scenic Landscapes Element.	PFS-9.4 PFS-6.3	RMA; AT&T; Public Utilities Commission				■

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