

11. PUBLIC SERVICES AND FACILITIES ELEMENT



Colusa County and various local public agencies and districts provide a range of public services and utilities services that are integral to maintaining a high quality of life for County residents. This General Plan Element includes goals, objectives, policies and action items that address the following public services and facilities:

- Water
- Wastewater (sewer)
- Solid Waste
- Fire Protection and Emergency Medical Services
- Law Enforcement
- Schools, Libraries and Museums
- County Government Services

While not specifically required by State law for inclusion in the General Plan, this Public Services and Facilities Element is a critical component of the County's comprehensive strategy to meet the infrastructure and public services needs of businesses and residents. Background information related to this topics addressed in this Element is found in the Colusa County General Plan Background Report.

Goal PSF-1: Ensure that adequate water and wastewater services are available to serve existing land uses and areas of planned growth, as identified in the General Plan Land Use Map.

Objective PSF-1A: *Provide Safe, Reliable, and Environmentally Sound Water Services to Existing County Land Uses and Areas of Planned Growth*

Policy PSF 1-1: Encourage and support the expansion of municipal water systems to areas identified for current or future development and growth on the General Plan land use map.

Policy PSF 1-2: Prior to the approval of development, infrastructure, Specific Plans, or other projects that would result in increased demand for public water conveyance and treatment, projects must demonstrate proof of adequate water supply (e.g., that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation), and that potential cumulative impacts to water users and the environment will be addressed.

Policy PSF 1-3: Coordinate with water providers throughout the County to manage water supplies in a way that ensures adequate supplies for existing residents, agricultural uses, and businesses, and for projected growth, and avoids groundwater overdraft, water quality degradation and other adverse environmental impacts.

Policy PSF 1-4: Municipal water and wastewater services should only be extended to lands designated Urban Reserve Area if the following conditions are met:

1. The majority of the adjacent designated urban residential and commercial lands have been built out or are planned for build out,
2. The extension of services would not facilitate creation of an island of urban uses in a rural or agricultural area,
3. The extension of services would not facilitate leapfrog development, and
4. A master or specific plan has been prepared for the lands requesting access to a municipal water and wastewater system.

The Urban Reserve Area designation serves as a placeholder for future urban development.

Policy PSF 1-5: Facilitate, and to the extent feasible, assist with the development of new and reliable sources of water, consistent with County land use plans and regional water needs.

Policy PSF 1-6: Support efforts by public water service providers to increase or restructure rates in order to increase available funding for necessary system improvements, upgrades and maintenance.

Policy PSF 1-7: Priority is given to serving existing water uses over new water uses.

Policy PSF 1-8: Require proof of an adequate (as defined by the County Environmental Health Division) potable water supply to serve the entire project prior to approval of any division of land or use permit.

Policy PSF 1-9: Make every effort to ensure that infrastructure is planned and available in a timely manner to accommodate development that supports the County's economic needs.

Policy PSF 1-10: Prioritize water system improvements to areas prioritized for economic growth (commercial and industrial development as well as related housing) in the next 5-10 years.

Policy PSF 1-11: New residential development on parcels two acres in size or smaller shall be required to connect to a public water system, with the exception of existing Rural Residential and Rural Service Center parcels which may be allowed to have an on-site well if approved by the County Department of Environmental Health.

Policy PSF 1-12: Require a public facilities financing plan for development projects that will not adequately be served by existing and planned infrastructure and facilities and/or those improvements identified in the County's Capital Improvement Program that are funded through the County's development impact fee program. The financing plan shall identify needed public improvements and shall include a plan to pay for and develop the required public improvements.

Action PSF 1-A: Coordinate with local water and wastewater agencies to assist in planning for adequate public services to support new residential, commercial, and industrial development in existing community areas. Particular effort shall be made to provide adequate infrastructure to accommodate the commercial, mixed use, industrial, R-2, R-3, and R-4 sites in Arbuckle, Maxwell, Princeton, and the unincorporated area of Colusa and commercial and industrial sites in the unincorporated area of Williams.

Action PSF 1-B: In conjunction with the effort associated with Housing Element Program 2-5, coordinate with County and local water and wastewater agencies to assist in planning for adequate water and wastewater service. The County will take the following actions, as needed, to provide service to developing areas:

All Service Providers

Each water and wastewater provider will be mailed a copy of the Land Use Element, upon its adoption, along with a letter that identifies 1) the amount of residential, commercial, and industrial growth desired for its service area including the County's fair share of regional housing needs, 2) specific actions the provider should take to ensure adequate service (see below), and 3) the text of Government Code Section 65589.7 requiring water and wastewater providers to grant priority for service allocations to proposed developments that include housing units affordable to lower (including very low and extremely low) income households.

Princeton

Encourage the District to raise new connection fees in the near future to ensure adequate funds are available to finance capital improvements. The District should develop a cost of

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services study to ensure that fees bear a reasonable nexus to the cost of services. The study should determine whether a fee reduction may be allowed for lower income units.

The County will encourage the District to seek funding for the necessary study and will assist in obtaining Community Development Block Grant Planning/Technical Assistance or USDA utilities grants or loans to offset the planning costs.

Using the Water and Wastewater Feasibility Study and a Revenue Program, the Princeton Water Works District should apply for placement on a Grant priority list with both the USDA and the State Resources Control Board Small Communities Grant Program. Additionally, an application should be made for placement on State Revolving Fund Loan program. The District's fiscal revenues alone will not be enough to make the necessary and impending capital improvements in the near future.

Encourage the District to develop a fee schedule that promotes full cost-recovery of expenses associated with the District's services, including annexations into the Districts service area and subsequent new development.

Arbuckle, Maxwell, Colusa, and Williams

While these communities have planned for infrastructure to support new development, construction of various facilities (wells and associated water treatment, wastewater lift stations, extension of mains, etc.) may be necessary to serve newly developing areas. The County will take the following measures to expedite and assist with the development of necessary infrastructure:

Work with special districts and the cities of Williams and Colusa to assure that wastewater and water systems are improved to ensure that construction of new dwelling units can be accommodated in accordance with the quantified objectives in the Housing Element of this General Plan.

Encourage the responsible water and wastewater agencies to conduct the necessary studies to develop appropriate adjustments to water connection, wastewater connection, and development impact fees in order to ensure adequate funding for necessary infrastructure improvements.

Encourage the cities and districts to apply for available State and federal grants and loans to finance construction of necessary improvements.

Encourage developers to provide the necessary long-range infrastructure associated with development through the filing of reimbursement agreements with developers. Seek funding to off-set the cost of infrastructure improvements for very low and low income units in order to encourage development of affordable units.

Rural Areas

Review potential treatment technologies that could be developed to provide water and wastewater service for rural market-rate and affordable housing; develop performance standards for potential treatment technologies to assist public and/or private wastewater and water providers in determining which will be most feasible in their locations within the County.

Allow a wide range of feasible alternative system sizes and treatment technologies to provide water and wastewater service for rural market-rate and affordable housing.

Action PSF 1-C: Coordinate with municipal domestic water providers in the County to address state Water Conservation Act requirements to adopt water management plans and water use targets by July 2011.

Action PSF 1-D: Coordinate with agricultural water suppliers in the County to address state Water Conservation Act requirements to price water based on the quantity delivered and implement efficient management practices by July 31, 2012 and to adopt agricultural water management plans by December 31, 2012.

Action PSF 1-E: Coordinate with water districts, municipal water providers, agricultural water purveyors, and industrial water purveyors to implement consistent water conservation policies and measures Countywide, including the application and enforcement of the Water Efficient Landscaping Ordinance (Action CON 1-G).

Action PSF 1-F: Explore opportunities for the development of community-serving wastewater and water systems in College City. Opportunities to explore should include the formation of an independent municipal district (such as a public utility district) or the development of a privately operated community system. New privately or mutually owned and operated systems will be allowed only if it can be demonstrated that system revenues, system design, operation and capacity are adequate to serve existing and projected growth for the life of the project. At the preliminary review stage for projects that propose privately or mutually owned and operated wastewater systems, a financial program shall be submitted for approval by the County that assures private funding of the system's long term capital improvements and operation and maintenance costs.

Action PSF 1-G-: Explore opportunities for the development of a community-serving wastewater system in Grimes. Opportunities to explore should include the formation of an independent municipal district (such as a public utility district) or the development of a privately operated community system. New privately or mutually owned and operated systems will be allowed only if it can be demonstrated that system revenues, system design, operation and capacity are adequate to serve existing and projected growth for the life of the project. At the preliminary review stage for projects that propose privately or mutually owned and operated wastewater systems, a financial program shall be submitted for approval by the County that assures private funding of the system's long term capital improvements and operation and maintenance costs.

Action PSF 1-H: Coordinate with the City of Colusa to annex areas of existing or planned urban residential development that are adjacent, or in close proximity, to the City limits, which are not currently served by municipal water and wastewater services.

Action PSF 1-I: Coordinate with the City of Williams to annex areas of existing or planned urban residential development that are adjacent, or in close proximity, to the City limits, which are not currently served by municipal water and wastewater services.

Action PSF 1-J: Actively work with the Federal water regulators to secure additional surface water allocations for the Stonyford area.

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Action PSF 1-K: Continue to explore opportunities to secure new reliable long-term water supplies for the Century Ranch area.

Objective PSF-1B: Provide Safe, Reliable, and Environmentally Sound Wastewater Services to Existing County Land Uses and Areas of Planned Growth

Policy PSF 1-13: Assist and facilitate in the planning, design and construction of municipal wastewater services to meet the demands of growth, as shown in the General Plan Land Use Map.

Policy PSF 1-14: Support municipal wastewater service providers in the maintenance and expansion of treatment and conveyance facilities to meet existing and projected wastewater service demand.

Policy PSF 1-15: Prioritize wastewater service assistance and improvements to areas within the County that pose a threat to public health and the environment as a result of deficiencies in existing wastewater or septic systems.

Policy PSF 1-16: Assist and facilitate the expansion of municipal wastewater services to residential areas adjacent to existing municipal systems which are currently served by septic systems, when such expansion does not create a new demand for growth. Residential areas with development densities of more than one unit per two acres where existing septic systems are failing shall be given top priority for assistance.

Policy PSF 1-17: Provide technical and financial assistance, when feasible, to municipal wastewater service providers to improve existing infrastructure and expand treatment capacity.

Policy PSF 1-18: Support efforts by municipal wastewater service providers to increase or restructure rates in order to increase available funding for necessary system improvements, upgrades and maintenance.

Policy PSF 1-19: Prior to the approval of new development that would result in increased demand for municipal wastewater conveyance and treatment, projects must demonstrate that existing services are adequate to accommodate the increased demand, or improvements to the capacity of the system to meet increased demand will be made prior to project implementation.

Policy PSF 1-20: New residential development on parcels smaller than two acres shall be required to connect to a municipal wastewater system. The use of septic systems on residential parcels smaller than two acres shall be prohibited, with the exception of existing lots in Century Ranch which must demonstrate that any on-site septic system, either on its own or in combination with existing and planned septic systems on other lots in the subdivision, will not have an adverse effect on the environment.

Policy PSF 1-21: New residential development on parcels smaller than five acres shall be discouraged from using septic systems to dispose of wastewater.

Policy PSF 1-22: For projects that will rely on on-site wastewater systems, applicants shall provide detailed plans demonstrating that the system will be adequate to serve the project and will meet or exceed all applicable water quality standards.

Policy PSF 1-23: Discourage the extension of municipal wastewater services outside of residential, commercial and industrial lands within existing communities.

Policy PSF 1-24: Installation of new wastewater lines should occur concurrently with construction of new roadways to maximize efficiency and minimize impacts from construction activities.

Policy PSF 1-25: Prefer the creation of government (public) owned, designed, constructed and operated wastewater systems over privately or mutually owned systems to serve new growth. New privately or mutually owned and operated systems will be allowed only if it can be demonstrated that system revenues, system design, operation and capacity are adequate to serve existing and projected growth for the life of the project. At the preliminary review stage for projects that propose privately or mutually owned and operated wastewater systems, a financial program shall be submitted for approval by the County that assures private funding of the system's long term capital improvements and operation and maintenance costs. Financial programs to fund privately or mutually owned and operated wastewater systems, subject to County approval, shall be in place prior to project development.

Policy PSD 1-26: Privately owned package wastewater treatment plants which serve large-scale industrial operations, multiple users, or separate parcels shall be required to meet the following criteria:

1. The package treatment plant must comply with all applicable water quality and health standards and protect water resources;
2. The design and appearance of package treatment plants located in agricultural and other rural areas must be compatible with the rural area's character;
3. The project must include provisions for the operation, maintenance, and eventual replacement and/or removal of the package treatment plant; and
4. The project must include a financing program that ensures the long term costs for design, construction, operation and maintenance of the plant is fully paid by private sources.

Policy PSF 1-27: Ensure future septic systems are designed and located to protect waterways and agricultural lands.

Action PSF 1-L: Amend the County Code to include septic and leach field setbacks from natural waterways. This setback should be a minimum 100 feet from perennial and intermittent streams, seasonal water bodies and natural bodies of standing water. Exceptions may be made if the project involves the repair of an existing system or the system is properly engineered and approved by the Public Health Director.

Action PSF 1-M: Investigate the feasibility of creating a Joint Powers Authority to assist municipal wastewater providers within the County in leveraging resources and securing funding for system improvements.

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***Action PSF 1-N:** Update County permitting requirements to include requirements and performance standards for small package wastewater systems to serve existing communities, such as College City. Include requirements to ensure availability of long-term funding mechanisms that provides adequate long-term operation and maintenance of such systems.*

***Action PSF 1-O:** Monitor ongoing changes and updates to State regulations for septic systems developed by the State Regional Water Quality Control Board, as required by AB 885, and periodically update the County Code to reflect applicable changes in regulations.*

***Action PSF 1-P:** Update the County Code to revise the septic system permit process to include site-specific evaluation criteria and construction performance standards. Standards will include measures to protect the water supply and public health, including appropriate densities to ensure that effluent from separate parcels is not combining or resulting in an adverse cumulative effect or impacts to groundwater associated with septic seepage. At the preliminary review stage, projects shall demonstrate to the satisfaction of the County Department of Environmental Health, feasibility to accommodate a septic system that meets all applicable water quality standards.*

Goal PSF-2: Ensure safe, convenient and environmentally responsible waste disposal and recycling services throughout the County.

Objective PSF-2A: Reduce the Illegal Dumping of Waste on Public and Private Lands

Policy PSF 2-1: Provide public education and outreach to inform residents and businesses of available resources for safe and legal disposal of solid waste and hazardous materials.

Policy PSF 2-2: Identify public lands that have experienced problems with illegal dumping and explore opportunities to conduct clean-up efforts in these areas.

Policy PSF 2-3: Continue to implement and enforce Chapter 32: Solid Waste Management, of the Colusa County Municipal Code.

***Action PSF 2-A:** Distribute public education materials regarding the proper handling and disposal of household hazardous waste, opportunities for recycling and composting, and resources for solid waste disposal available to County residents and businesses.*

***Action PSF 2-B:** Develop programs to reduce illegal dumping, particularly in environmentally sensitive public areas near creeks and rivers.*

***Action PSF 2-C:** Evaluate the feasibility of establishing solid waste transfer and or processing facilities in other areas of the County, such as in Arbuckle.*

***Action PSF 2-D:** Coordinate with the County Resource Conservation District to pursue available grants from agencies such as CalRecycle to fund cleanup efforts from illegal dumping on privately owned agricultural lands.*

Objective PSF-2B: *Reduce Sources of Hazardous Materials and Substances*

Policy PSF 2-4: Continue to implement and expand the County's Home Generated Sharps Disposal Program, which provides facilities for the safe disposal of home generated needles and syringes.

Policy PSF 2-5: Support the continued operation of household hazardous waste material drop-off facilities.

Action PSF 2-E: Provide for the free disposal of household hazardous waste as funding is available.

Objective PSF-2C: *Provide Adequate Solid Waste Disposal Services and Increase Recycling and Reuse among Residents, Businesses and Public Agencies*

Policy PSF 2-6: Encourage the salvage, re-use and/or recycling of demolition and construction material on all construction sites and encourage the re-use of salvage material in project construction.

Policy PSF 2-7: The County shall meet or exceed State mandated waste diversion requirements.

Policy PSF 2-8: Encourage agricultural waste diversion practices by the farming industry.

Policy PSF 2-9: County operations shall use recycled materials whenever feasible.

Policy PSF 2-10: Public buildings shall include facilities for the storage and disposal of recyclable materials.

Policy PSF 2-11: Support programs that re-use recycled materials and solid waste, such as the use of waste for bio-mass or bio-fuels for energy production.

Policy PSF 2-12: Provide adequate waste disposal, recycling and reuse services, including programs that improve public access to solid waste collection and recycling facilities.

Policy PSF 2-13: Collaborate with waste/recycling haulers to expand collection and recycling services.

Action PSF 2-F: Review with waste haulers the feasibility of establishing an expanded curbside pickup program to periodically pick up household hazardous waste and bulky items.

Action PSF 2-G: Establish a County-wide procurement process that favors the purchase of recycled products and/or materials that contain recycled materials.

Action PSF 2-H: Develop a program to encourage farms and other businesses to:

- 1. Establish a program that encourages diversion of agricultural waste through recycling, or reuse, such as use of natural resource byproducts like rice stubble, straw, manures, and cannery waste as soil amendments, fertilizers or fuel for biomass cogeneration facilities.*

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2. *Expand diversion rates of businesses through reuse and recycling efforts including proper recycling and hazardous waste disposal techniques.*
3. *Increase the use of recycled and green materials in the processing and production cycle.*
4. *Reduce the use of packing materials.*

Goal PSF-3: Maintain adequate and efficient fire protection, emergency medical response, and law enforcement services for existing and new communities.

Objective PSF-3A: Ensure Public Protection and Safety

Policy PSF 3-1: Support the continued use of automatic and/or mutual aid agreements between Rural Fire Protection Districts, City Fire Departments, the California Department of Forestry (CalFire), and the U.S. Forest Service and other emergency medical service providers.

Policy PSF 3-2: Support the expansion of volunteer fire services, particularly in remote areas of western Colusa County.

Policy PSF 3-3: Continue to coordinate fire protection services with the planning and development review process.

Policy PSF 3-4: Promote more effective and efficient use of existing emergency and medical response services by emphasizing an integrated countywide response system.

Policy PSD 3-5: Support fire protection district efforts to achieve, maintain, and improve an overall fire insurance (ISO) rating of Rural 7 throughout the unincorporated communities.

Policy PSF 3-6: Ensure that the construction of fire facilities, staffing, and delivery of services keeps pace with new development and growth.

Policy PSF 3-7: Work with each community to upgrade its water system to provide adequate water pressure for sprinklers and fire response.

Action PSF 3-A: Incorporate fire safety measures into the design, construction and improvement of County roadways, such as emergency vehicle turnouts and staging areas.

Action PSF 3-B: Amend the County Code to provide fire safe measures in new development, particularly in high fire hazard areas, including the use of fire safe building materials, fire resistant landscaping, water storage tanks, clear spaces and fire breaks, and supplemental fire suppression equipment.

Action PSF 3-C: Amend the County Code to require incorporation of fire-resistant standards for reconstruction and/or substantial addition projects in high fire hazard areas.

Action PSF 3-D: Continue to implement and regularly update countywide emergency operation plans to reduce or eliminate long-term risk to life and property from natural or human-made emergencies and disasters.

Action PSF 3-E: Plan for the continued function of essential facilities following a major disaster to facilitate post-disaster response.

Objective PSF-3B: Maintain Adequate and Efficient Law Enforcement Services

Policy PSF 3-8: Provide adequate law enforcement staffing and facilities to serve existing residents and planned communities.

Policy PSF 3-9: Support the use of volunteer law enforcement services.

Policy PSF 3-10: Support citizen efforts to strengthen and expand neighborhood watch programs.

Policy PSF 3-11: Support the use of private security firms to patrol commercial and industrial areas.

Policy PSF 3-12: Encourage the incorporation of crime prevention measures into the design of new development and retrofit of existing development. Such measures may include security lighting, fencing, maximizing visibility, access control, and other appropriate measures.

Policy PSF 3-13: Coordinate with the California Highway Patrol to assist with traffic enforcement services on County roadways.

Policy PSF 3-14: Support programs that target youth violence and substance abuse.

Policy PSF 3-15: Ensure that the construction of law enforcement facilities, staffing, and delivery of services keeps pace with new development and growth.

Action PSF 3-F: Amend the County Code to develop standards for crime prevention and surveillance measures and programs into the design of new development and retrofit into existing development. Such measures may include security lighting, fencing, site planning to provide improved surveillance/visibility and access control.

Action PSF 3-G: Engage law enforcement officials during the review of land use and development projects.

Goal PSF-4: Provide community and utility services, including schools, libraries, and museums, that enhance the quality of life and desirability of the County's communities.

Objective PSF-4A: Support Quality Schools, Educational Facilities, and Educational Opportunities to Serve the Growing Needs of Current and Future Residents

Policy PSF 4-1: Encourage the use of development agreements to pay for new school facilities and expansions to meet the demand generated by new development.

Policy PSF 4-2: Include school districts in the development review process for new residential development projects to identify potential impacts to school services and facilities.

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Policy PSF 4-3: Provide information to school districts regarding population growth projections and planned development patterns to assist in planning efforts for school facilities.

Policy PSF 4-4: Identify appropriate locations for school sites within unincorporated communities, in consultation with the local school district. Future schools should be located on sites that are easily accessible to cars, bicycles, and pedestrians, and should be located within the residential areas that they serve.

Policy PSF 4-5: Promote the sharing of resources between small town schools so that programs which are infeasible at a local school due to low enrollment may be made available to County students at schools or facilities in a nearby community.

Policy PSF 4-6-: Encourage the location of community colleges and technical/vocational training academies in the County.

Policy PSF 4-7: Support efforts to provide continuing adult education programs.

Policy PSF 4-8: Support programs and public improvements that allow children to safely walk or bicycle to school.

Action PSF 4-A: As part of the development review process, consult with school districts in the County to ensure that adequate school sites are provided and that affected schools will have adequate capacity to serve new development.

Action PSF 4-B: Work with school and recreation districts to identify and accommodate joint use school and park facilities

Action PSF 4-C: Collaborate with school districts in the planning and development of sidewalks and trails for safe walking and bicycling to schools.

Objective PSF-4B: Provide Library Services to Meet the Evolving Educational and Social Needs of County Communities

Policy PSF 4-9: Locate new libraries in easily accessible downtown areas close to community services to keep the community center as the main focal point for activity and culture.

Policy PSF 4-10: Invest in new equipment and facilities for libraries based on both current and projected needs.

Policy PSF 4-11: Encourage private donations and support State funding for library operations, maintenance, renovation, equipment and resource acquisition, as well as new construction.

Policy PSF 4-12: Promote the library's role as a central community gathering place.

Action PSF 4-D: Identify partnership opportunities between municipalities, other agencies and library support organizations to expand library facilities, resources and services.

Action PSF 4-E: Pursue joint-use agreements with schools, social service agencies, cultural institutions, and other community organizations to extend library and other public services to populations that may otherwise not be served.

Action PSF 4-F: Design libraries to include space for meeting rooms and other uses that support the use of the library as a community gathering place.

Objective PSF-4C: *Expand Utility and Telecommunications Infrastructure to Serve all Developed Areas of the County*

Policy PSF 4-13: Encourage new public utilities to utilize existing infrastructure corridors and rights-of-way, such as abandoned rail lines and existing roadways.

Policy PSF 4-14: Encourage expanded coverage and enhanced service for communications technology, such as mobile connectivity, high-speed wireless internet access, and emergency communication systems, in underserved areas of the County.

Policy PSF 4-15: New utility transmission lines should be undergrounded to the greatest extent feasible.

Policy PSF 4-16: Increase the availability and reliability of electrical and communication utilities in underserved communities and rural areas.

Policy PSF 4-17: Support the use of sustainable and renewable energy sources to power infrastructure, homes, businesses and agriculture.

Action PSF 4-G: Amend the Zoning Ordinance to include development, siting, and design standards for new telecommunications facilities, power plants, and transmission facilities.

Action PSF 4-H: Streamline the building and planning permit process to encourage the development of telecommunications systems, particularly in underserved communities, and to require new developments to provide wiring and connections to support current and emerging technologies.

Action PSF 4-I: Amend the Zoning Ordinance to require undergrounding of utilities for new development to the greatest extent feasible.

Action PSF 4-J: Amend the County Code to require telecommunication facilities, such as cell towers and underground utility trenches, to provide space for County emergency communication facilities.

Goal PSF-5: Provide responsive, cost effective and high quality government services and facilities to County residents and businesses.

Policy PSF 5-1: Design, construct, and operate new County facilities to be environmentally sustainable and beneficial to the community.

Policy PSF 5-2: Select government facilities should be located in satellite service centers when community populations reach appropriate thresholds for government services to be provided within the community.

Policy PSF 5-3: Encourage the development of governmental and civic facilities that can accommodate multiple uses.

Policy PSF 5-4: Ensure that fees and assessments used to fund public facilities and services are paid for by those who derive benefit, and are reviewed and updated on a regular basis to reflect the true cost of providing services.

Policy PSF 5-5: Locate new civic facilities, such as government administrative facilities, close to community services in downtown areas or community centers in order to continue supporting the community center as the main focal point for activity and culture.

Policy PSF 5-6: Support consolidation of special districts and/or responsibilities where increases in efficient public services are feasible and redundancy is eliminated.

Policy PSF 5-7: The Department of Planning and Building and the Department of Public Works should coordinate with LAFCO during the preparation of Municipal Service Reviews and Sphere of Influence Updates to address coordinated public service and infrastructure planning.

Action PSF 5-A: Maintain and update a Capital Improvement Program with a countywide development impact fee system to defray the cost of developing public facilities.