9.0

PUBLIC SERVICES AND FACILITIES ELEMENT

9.0 PUBLIC SERVICES AND FACILITIES ELEMENT

The Public Services and Facilities Element addresses the community need for public services and facilities. The urbanized portion of Avenal is developed and sufficiently served by existing public services and facilities. Future development of vacant land within the City will require expansion of public services and facilities to meet the increase in demand for service. Planning for this future increase in demand will ensure that the needs of future residents for public services and infrastructure are met, while avoiding adverse impacts to the existing community.

Purpose of the Public Services and Facilities Element

The purpose of the Public Services & Facilities Element is to ensure that sufficient levels of public services are provided as Avenal develops. Working in conjunction with the Land Use and Economic Development Elements, the Public Services & Facilities Element plans for the needed expansion and funding of public services and infrastructure to coincide with new development.

Scope and Content of the Public Services and Facilities Element

The Public Services & Facilities Element is not a state-mandated element. The issues addressed within this Element closely relate to the Land Use Element and Economic Development Element. The Element is comprised of four sections: the Introduction; Purpose of the Public Services & Facilities Element; Scope and Content of the Public Services & Facilities Element; and the Objectives, Policies and Standards. In the Objectives, Policies and Standards section, major issues related to the provision of public services and facilities are identified and related policies and standards are established to address these issues. The objectives, which are overall statements of the community's desires, are comprised of broad statements of purpose and direction. The policies and standards serve as guides for infrastructure and facility improvements to provide sufficient levels of service.

9.1 Public Facility Improvement

Objective

A. It is the policy of the City that new growth shall pay its own way. Fees shall be established to pay for both needed facilities, and incremental demands on existing facilities.

B. A master plan for the development and funding of necessary services and utilities (including but not limited to storm drainage, water and sanitary facilities) shall be developed and adopted. Funding can be through the formation of an assessment district, entering into deferral agreements or direct developer funding of improvements. Distribution of cost for improvements shall be done in a fair and equitable manner.

C. Facilities and services shall be consistent with the General Plan land use goals and policies.

Policies and Standards

1. The City shall investigate methods for acquiring additional water from the California Aqueduct or other sources.

2. Prepare and implement Citywide infrastructure master plans which carry out adopted land use goals, objectives and policies and federal and State regulations. These master plans shall be implemented through various funding mechanisms including assessment district, property owner's associations, user fees, development impact fees, mitigation payments, reimbursement agreements and/or other mechanisms which provide for equitable distribution of development and maintenance costs.

3. Require the extension and construction of infrastructure to proposed developments according to adopted elements and master plans. The City shall use reimbursement agreements or other financing techniques to reimburse developments for any oversizing cost, which may be required.

4. Coordinate urban growth management planning with public and private utilities.

5. Design storm water runoff drainage structures to decrease erosion.

6. Development fee credit may be given for public improvements made by a builder but shall not exceed the amount of fees.

7. Developers shall construct all tributary facilities necessary to connect to major infrastructure facilities, whether or not the major facilities have yet been constructed.

8. Upon the collection of adequate funds, the City will install major facilities in accordance with the master plan at the locations deemed most essential by the City, with due regard for community needs and areas from which fees were collected. To make the best use of funds, growth shall be encouraged in areas where it is possible to develop facilities incrementally.

9. New development shall demonstrate that adequate sewerage capacity and sewage treatment capacity exist prior to development or that conditions of project approval will ensure adequate capacity will be created as part of the project prior to the issuance of building permits. Conditions may include installation of necessary facilities or other methods acceptable to the City.

10. The City shall require industrial sewage pretreatment for dischargers that have high biological treatment demands. Water conservation measures should also be encouraged for industrial, commercial and residential uses to preserve hydraulic capacity at the treatment plant and to reduce impacts to the sewerage system.

11. The City shall require the connection of existing and new business, residents, and industries to the City's water and sewer system. The City shall establish fees, which enable it to recover the costs of such connection.

12. Conditions of approval shall be implemented with each development to assure that the necessary water production, distribution and/or treatment facility is in place prior to issuance of a building permit.

13. Conditions of approval shall be implemented with each development to assure that the necessary sewer collection facility is in place and/or wastewater treatment plant capacity is available prior to issuance of a building permit.

14. Monitor treatment plant operations and consider the related effects of land use changes when evaluating plan amendments.

9.2 Local Government Facilities and Services

Objective

A. Provide high quality government facilities and services to the general public. Local government facilities and services shall be directed to the Central Business District of the community to the greatest extent possible.

Policies and Standards

1. Maintain innovative solid waste service and programs.

2. The City's Capital Improvement Program shall be adequate to meet future growth and development needs in conformity with the goals, objectives and policies of the General Plan.