

Appendix A

SUMMARY OF GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES

GOALS, OBJECTIVES, POLICIES, AND IMPLEMENTATION MEASURES

The following Specific Plan goals, policies, and implementation actions shall be imposed on all development within the Plan Area. Article 5.0, Plan Implementation, addresses the integration of these goals, objectives, policies, and implementation measures, and the application of other federal, state and local standards and requirements, on Plan Area development. Article 5.0 also provides guidance on phasing, financing and long-term maintenance of Plan Area related improvements.

ARTICLE 2.0

LAND USE PLAN, DEVELOPMENT STANDARDS, AND DESIGN GUIDELINES

Land Use Goals

- Facilitate economic development within the community by creating a larger destination/shopping experience to enhance the retail shopping opportunities for locals and visitors, and by removing entitlement obstacles;
- Create, within the Plan Area, a multi-functional focal point for both shopping and community events and activities;
- Include a mix of commercial uses and high-density housing within the Plan Area, with creativity and flexibility in land use arrangement, density, product type, and design;
- Integrate the Plan Area, where feasible, with adjacent parts of the City; and

- Reinforce the City's and community's commitment to efficient use and protection of natural resources through the use of green building and sustainable site planning development practices.

Land Use Objectives and Policies

Objective LU-1: Attainment of existing and projected needs for commercial development.

Policy LU-1.1 Assess and accommodate the need for commercial uses within the Plan Area in context of existing and planned commercial uses within the City and region.

Implementation Measures:

1. Update the market study, as necessary, to identify the quantity and types of suitable commercial development within the Plan Area.
2. Design commercial areas to accommodate the types of commercial development forecasted to be in demand in the City and region.
3. Utilize information from the market study to focus marketing efforts for the Plan Area.

Objective LU-2: A regional shopping destination within the Plan Area.

Policy LU-2.1. Establish a distinctive design and character for development within the Plan Area.

Implementation Measures:

1. Implement the design guidelines contained herein to achieve a high quality and distinctive design.
2. Require consistent architectural design style within the Plan Area.
3. Focus on quality of design and attention to design concepts when reviewing development plans for consistency with the design guidelines.
4. Establish a consistent style for signage, landscaping, and art within the Plan Area.

Policy LU-2.2. Provide a variety of commercial building spaces suitable for the variety of allowed commercial land uses.

Implementation Measures:

1. Provide space for two or three anchor stores or other magnet use(s) within each commercial area.
2. Secure anchor stores or other magnet uses with a regional drawing potential.
3. Locate anchor store/magnet spaces with good visibility from U.S. Highway 101 and/or Walnut Avenue.
4. Provide a variety of other types of store space creating opportunities for a range of retailing, services, and entertainment uses.

Objective LU-3: Reduced entitlement processing burdens and obstacles.

Policy LU-3.1. Commercial and residential uses may be located at any location within the Plan Area, without the need for a zone change.

Implementation Measures:

1. Treat the Plan Area as a Planned Development (PD) in terms of locating allowed land uses, to maximize land use and design flexibility.
2. Utilize Specific Plan criteria for determining compatibility of adjacent land uses.

Policy LU-3.2. Minimize the need for conditional use permits.

Implementation Measures:

1. Classify uses as permitted uses to the greatest extent possible.
2. Provide clear criteria for acceptability of conditionally permitted uses.

Objective LU-4: A regional shopping destination experience created by a community space focal point and by integrated commercial and residential uses to achieve a cohesive and walkable community.

Policy LU-4.1. Provide a focal point for community events and activities by incorporating public park amenity/open space and plaza areas as “community space” into the design of the Plan Area.

Implementation Measures:

1. Reserve space in a strategically-located area for development of a community space.
[LEED -- NPD Credit 9: Access to Civic and Public Space]

2. Locate the community space such that access and parking serving adjacent uses can be utilized for events and activities, to minimize the need for additional infrastructure.
3. Identify types of community events and activities appropriate to the setting and the adjacent uses, and design and provide facilities for the community space to accommodate those events and activities.

Policy LU-4.2. Promote street and community space activity within the Plan Area.

Implementation Measures:

1. Include opportunities for outdoor seating areas, and consider seating areas to be shared by several eating establishments.
2. Incorporate gathering spaces throughout the commercial parts of the Plan Area. [*LEED -- NPD Credit 9: Access to Civic and Public Space*]
3. Include art and/or landscaping to enhance the pedestrian environment.
4. Provide play opportunities for children.
5. Include opportunities for exhibits or performances.

Policy LU-4.3. Encourage seamless transitions, proximity, and integration of commercial and residential land uses, while protecting the quality of the residential environment from excessive noise, traffic, or other intrusions.

Implementation Measures:

1. Allow creative arrangements that place commercial and residential development in proximity to one another.
2. Review abutting commercial and residential uses in terms of potential for adverse effects on the residential uses to determine compatibility.
3. Require convenient pedestrian connections between commercial and residential uses.

Policy LU-4.4. Arrange commercial land uses to facilitate walking.

Implementation Measures:

1. Cluster commercial uses to reduce walking distances.
2. Arrange the site so that buildings (rather than parking lots) front on 3rd Street.

3. Provide pedestrian routes or paths directly connecting all commercial uses, and parking lots for commercial uses.

Objective LU-5: A coordinated system of parks, recreation, and amenity areas to meet the needs of the Plan Area visitors and residents.

Policy LU-5.1. Provide a neighborhood park and a community serving amenity area with appropriate facilities within the Plan Area.

Implementation Measures:

1. The City will design and construct a 3.0-acre neighborhood park on land it has purchased in the southeast corner of the Plan Area (adjacent to 3rd Street and Apple Avenue). It is intended that the park design, construction, and maintenance will be financed by the City. However, the City is encouraged to work with the adjacent landowners or master developer to coordinate design, financing, and construction of this park with adjacent uses.
2. The master developer/individual project developers shall provide and dedicate the land for and construct improvements (at no cost to the City) for a community amenity area within the boundaries of the Plan Area. The amenity area shall include a plaza and/or amphitheatre; open turf areas for active recreation, movement and event staging; play area/play structures; landscaping; parking; lighting and suitable park furniture. The amenity area shall be linked to the remainder of the Plan Area through pavement/pedestrian access design features.

Objective LU-6: A flexible mix and arrangement of uses within established development capacities, including commercial, residential, and recreation and open space uses and amenities to meet the needs of residents and visitors.

Policy LU-6.1. Provide flexibility in the location of all land uses, provided the resulting land use arrangement is consistent with the other goals and objectives of the Specific Plan.

Implementation Measures:

1. Treat the land use map as conceptual in terms of arrangement of land uses.
2. Review land uses that differ in arrangement from the land use map to ensure consistency with the goals and objectives of the Specific Plan.
3. Prioritize sites fronting on Walnut Avenue for anchor stores, other stores with regional drawing potential, restaurants, and entertainment venues.

4. Locate some, but not necessarily all, high-density residential uses adjacent to the designated neighborhood park site and existing residences along Apple Avenue, in order to provide a transition to Plan Area commercial uses.

Policy LU-6.2. Provide for a mix of land uses as prescribed within the Specific Plan and ensure that development does not exceed design capacities for residential and commercial development.

Implementation Measures:

1. Ensure that land within the Plan Area is reserved for a mix of commercial, residential, and recreational/park/community amenity spaces. [*LEED -- ND NPD Credit 10: Access to Recreation Facilities*]
2. Determine commercial density on a total square footage basis within the Plan Area, and allow up to 445,000 square feet at full build-out, with a maximum floor area ratio of 0.2 to 0.25.
3. Determine residential density on a gross acreage basis, and review residential development proposals to ensure a minimum density of 10 units per acre and a maximum density of 21 units per acre, with a maximum of 220 units. [*LEED -- ND NPD Credit 2: Compact Development*]
4. If the market demand changes over time, the mix of uses and total capacities of the Specific Plan may be revised with the support of an updated market evaluation, an amendment to the Specific Plan, if warranted, and an updated CEQA review.
5. Limit development on an interim basis to that accommodated by the current access capacity of the U.S. Highway 101/Walnut Avenue interchange. With interim interchange improvements completed, the development capacity within the Plan Area is 195,000 square feet of commercial with no residential units, 165,000 square feet of commercial with 90 residential units, 135,000 square feet of commercial with 160 residential units, or equivalent.

Policy LU-6.3. Retail commercial opportunities shall be provided that are both visitor- and local-serving.

Implementation Measure:

1. Allow highway commercial uses that provide services for both visitors and residents, and prioritize the placement of services for residents in locations closest to residential development.

Policy LU-6.4. Recreational/park/community amenity space is intended to serve both commercial and residential uses.

Implementation Measure:

1. Provide recreational/park/community amenity spaces that serve both commercial and residential uses, and review the amenities planned in the designated spaces to ensure their location suitably serves the intended users. [*LEED -- ND NPD Credit 10: Access to Recreation Facilities*]

Objective LU-7: Appropriate transitions and connections between the edges of the Plan Area and nearby neighborhoods and uses.

Policy LU-7.1. Buffer existing single-family uses south of Apple Avenue from commercial uses within the Plan Area

Implementation Measures:

1. Residential uses, as a transition, are encouraged adjacent to Apple Avenue within the Plan Area.
2. Adhere to set-backs established by the Specific Plan for residential and commercial development adjacent to Apple Avenue.
3. Design uses immediately adjacent to Apple Avenue to match the scale of development to the south.

Policy LU-7.2. Include pedestrian linkages to existing neighborhoods.

Implementation Measures:

1. Arrange land uses to provide a visual connection and a direct pathway northward from Apple Avenue to the commercial areas, both north and south of Walnut Avenue through the Plan Area.
2. Provide convenient pedestrian connections to the Plan Area from the east.
3. Design improvements to Walnut Avenue and 3rd Street to assist pedestrian crossings.

Policy LU-7.3: Design 3rd Street as an attractive connector to the Yanks Air Museum.

Implementation Measures:

1. Provide landscaped frontage areas along 3rd Street.

2. Include Plan Area entry signage for southbound travelers on 3rd Street at the northeast corner of the Plan Area.
3. Ensure building placement at the northeast corner of the Plan Area provides for an attractive view into the Plan Area from southbound 3rd Street.

Objective LU-8: Visual compatibility with the community.

Policy LU-8.1. Develop a project in the Plan Area with a mix of land uses that is visually attractive to the community and a focal point for residents and visitors.

Implementation Measures:

1. The master developer and/or individual project developers shall adhere to the design guidelines in this Specific Plan to ensure that the development is visually attractive when viewed from within the community, as well as from off-site public view locations including U.S. Highway 101.
2. The master developer and/or individual project developers shall design all lighting, including street lighting, to minimize glare and casting of light to locations not intended for illumination. Lighting for residential and commercial areas, as well as for sidewalks and recreation areas, shall be consistent with development standards and design guidelines. Improvement plans shall be reviewed for consistency with this measure by the City Public Works Department prior to approval of any final map or commercial development plan.

Objective LU-9: Minimal impacts to adjacent agricultural resources.

Policy LU-9.1. Minimize conflicts and negative impacts resulting from development that occurs in close proximity to agricultural uses by incorporating temporary buffers between urban and agricultural uses.

Implementation Measures:

1. Create temporary buffers such as roadways, passive parks, open space, and trails between development within the Plan Area and adjacent existing agricultural uses along the northern and eastern borders of the Plan Area.
2. Development shall provide a temporary buffer, where appropriate and feasible, of at least 50 feet from agricultural uses.

3. Buffers shall be retained until development applications for the adjacent lands are filed with the City.

Objective LU-10: Sustainable building and site development.

Policy LU-10.1. Encourage developers to design development consistent with LEED or enhanced CalGreen standards.

Implementation Measures:

1. Encourage sustainability practices to be included in development plans.
2. Encourage developers and end users to establish a green image and emphasize sustainability as a part of advertising programs.
3. Divert a minimum of 25 percent of total waste materials taken off the construction site from landfills or incinerators. [*LEED Homes MR-3*]

Policy LU-10.2. Promote water conservation and water quality in project design.

Implementation Measures:

1. Implement design guidelines relating to water conservation and water quality.
2. Design storm drainage to incorporate low impact development approaches.
3. Encourage rainwater catchment and other approaches to water conservation.

Policy LU-10.3. Facilitate alternative energy sources and reduce energy use in buildings and landscapes.

Implementation Measures:

1. Encourage net-zero and low energy building designs.
2. Specify the use of natural lighting within buildings. Design facilities to minimize the need for artificial lighting. Provide ample windows; light towers; light wells; dormers; skylights; or other features to enhance natural lighting.
3. Use high-efficacy lighting technologies for buildings and landscapes.
4. Utilize solar photovoltaic electric, solar water heating, ground source space heating, passive solar, and other renewable energy approaches in project designs.

5. Design structures to facilitate passive solar heating during the winter, and use cool roofs and thermal window coverings to reduce solar heat gain during the summer.
6. The developer should make photovoltaic electrical systems and solar hot water available, or facilitate future use of these technologies. Applicable to residential units and commercial facilities, the master developer and/or individual project developer(s) shall pre-plumb/pre-wire at least one-third of facilities for solar power and shall offer solar power as an option on all facilities. *[LEED ND GIB Credit 10; Credit 11; Credit 12; Homes EA-10]*
7. Equip facilities with energy efficient water heaters and heat recovery drain systems.
8. Provide programmable thermostats for all space heating systems.
9. Use space heating systems with an Annual Fuel Use Efficiency (AFUE) of 95 percent or greater, seal all ducts, and insulate ducts in unconditioned spaces.
10. Design lots and structures to maximize rooftop solar energy output potential. Where feasible, roof pitches and roof orientation should be designed to maximize solar exposure to rooftop energy panels (minimum 300 square feet of unobstructed roof area facing within 30 degrees of south). *[LEED ND GIB Credit 10; Credit 11; Credit 12; Homes EA-10]*
11. For residential development, porches shall be placed only on the east, south, or west side of houses to provide shading in the summer, and to maximize northern light exposure to the interior of houses.
12. South and west-facing elevations shall be designed with roof overhangs that block summer sun from windows and allow penetration of winter sun.
13. For residential development, equip all garages/carports with a 240-volt 40-amp circuit suitable for electric vehicle charging. Commercial parking lots shall include electrical vehicle charging stations for a minimum of three (3) percent of the total vehicle parking capacity of the site. *[LEED ND SS Credit 4.3]*
14. Encourage use of non-motorized modes for transportation and transport to and within the Plan Area by providing appropriate facilities.
15. Provide communications wiring within all dwelling units to facilitate telecommuting.
16. For multi-family housing or commercial uses, the parking lot shall be shaded by either high albedo (reflective roofs), roofs with solar panels, or trees that provide a minimum of 50 percent shade within 10 years of planting.

17. Landscaping should include deciduous trees to shade south and west-facing walls in the summer and allow sunlight penetration in the winter.

Objective LU-11: Minimal local and regional impacts to air quality.

Policy LU-11.1. Reduce construction and operational air emissions consistent with Monterey Bay Unified Air Pollution Control District guidelines.

Implementation Measures:

1. Developers shall comply with all applicable control measures adopted by the Air District for achieving reduction in district-wide emissions. The measures shall be included in contractor work specifications and improvement plans for all individual project(s) proposed within the Plan Area. Improvement plans shall be subject to review of the City Public Works Department for this purpose prior to approval of the plans.
2. Prior to the start of construction, the project contractor shall prepare a construction dust mitigation plan. The plan shall specify the methods of dust control that will be utilized, demonstrate the availability of needed equipment and personnel, use reclaimed water for dust control, and identify a responsible individual who, if needed, can authorize implementation of additional measures. The plan requirements shall be included on all construction documents and plans, where appropriate. The construction dust mitigation plan shall, at a minimum, include the following measures:
 - Limit grading activity to a maximum of 2.2 acres daily. As more detailed construction information becomes available, emissions from grading activities could be reassessed to determine if the area of grading could be increased. Such an assessment would be completed using appropriate assumptions and mitigation measures.
 - Water all active construction areas at least twice daily and more often during windy periods. Active construction areas adjacent to existing businesses should be kept damp at all times. If necessary, during windy periods, watering is to occur on all days of the week regardless of on-site activities.
 - Cover soil or maintain at least two feet of freeboard on all hauling trucks.
 - Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.
 - Sweep daily all on-site paved access roads, parking areas, and staging areas at construction sites.

- Sweep adjacent off-site streets daily if visible soil material is deposited onto the roads.
 - Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
 - Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles.
 - Limit traffic speeds on unpaved roads to 15 miles per hour.
 - Replant vegetation in disturbed areas as quickly as possible.
 - Suspend excavation and grading activity when hourly-average winds exceed 15 miles per hour and visible dust clouds cannot be contained within the construction site.
3. The developer shall reduce Nitrogen Oxide (NO_x) exhaust and particulate matter emissions by implementing one of the following measures prior to the start of construction:
- Provide a plan, acceptable by the Air District, demonstrating that the heavy-duty (> 50 horsepower) off-road vehicles and equipment to be used in the construction project, including owned, leased and subcontractor vehicles, will achieve a project wide fleet-average 20 percent NO_x reduction and 45 percent particulate reduction compared to the most recent California Air Resources Board fleet average for the time of construction; or
 - Provide a plan, acceptable by the Air District, that all off-road construction vehicles/equipment greater than 50 horsepower that will be used on site for more than one week shall: 1) be manufactured during or after 1996, 2) shall meet the NO_x emissions standard of 6.9 grams per brake horsepower hour, and 3) shall be equipped with diesel particulate matter filters.
4. The developer shall reduce Nitrogen Oxide (NO_x) exhaust and particulate matter emissions by implementing the following measures prior to the start of construction:
- Contractors shall install temporary electrical service whenever possible to avoid the need for independently-powered equipment (e.g. compressors).
 - Signs at the construction site shall be clearly visible to advise that that diesel equipment standing idle for more than five minutes shall be turned off. This would include trucks waiting to deliver or receive soil, aggregate, or other bulk materials. Rotating drum concrete trucks may keep their engines running continuously if on-site and staged away from residential areas.
 - Properly tune and maintain equipment for low emissions.

- Stage large diesel powered equipment at least 200 feet from any active land uses (e.g., residences).

Policy LU-11.2. Minimize impacts to indoor and outdoor air quality.

Implementation Measures:

1. Require wood-burning stoves or fireplaces to exceed EPA emissions standards.
2. Minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to tobacco smoke by prohibiting smoking in buildings (non-residential uses only) and public spaces and parks. Locate designated exterior smoking areas at least 25 feet away from entries. *[LEED ND IEQ Prerequisite 2]*

ARTICLE 3.0

CIRCULATION PLAN

Circulation Goals

- Facilitate all forms of transportation in a manner that is safe and convenient, including pedestrian and bicycle access to and from the Plan Area;
- Provide safe and convenient access and connectivity within the Plan Area' mix of uses and surrounding land uses;
- Create a safe and convenient roadway circulation system through use of traffic calming design techniques;
- Create an environment that is conducive to pedestrian activity through design for low volumes of slow automobile traffic;
- Reduce internal vehicle trips through efficient streetscape design, that incorporates pedestrian and bicycle connections and promotes walkability; and
- Support public transportation by including appropriate facilities for transit service within the Plan, such as bus stops and shelters.

Circulation Objectives and Policies

Objective CP-1: Provide a circulation system that facilitates mobility.

Policy CP-1.1. Provide a complete system of roadways that facilitates internal circulation.

Implementation Measures:

1. The master developer and/or individual project developer(s) will construct internal roadways as shown in the typical major collector and minor collector street sections (Figures 10 and 11). Final improvement plans shall be subject to review and approval of the Public Works Department.
2. Inclusion of a roundabout at the main Plan Area entry from Walnut Avenue is encouraged.

3. Alternative street configurations within the Plan Area may be considered, subject to review and approval of the Public Works Department.

Objective CP-2: Provide adequate access to the Plan Area.

Policy CP-2.1. The master developer and/or individual developer shall be responsible for a proportional fair share funding of circulation improvements included in the Circulation Plan.

Implementation Measures:

1. The Plan Area master developer and/or individual developer(s) shall be responsible for contributing a proportional fair share to the U.S. Highway 101/Walnut Avenue Interchange improvements, and necessary improvements and traffic signalization along Walnut Avenue in the vicinity of the project.
2. The Plan Area master developer and/or individual developer(s) shall be responsible for construction of improvements along the Plan Area frontage on Walnut Avenue, 3rd Street, and Apple Avenue.
3. The Plan Area master developer and/or individual developer(s) shall be responsible for contributing a proportional fair share to the Walnut Avenue shared entry road to the Plan Area.

Objective CP-3: Provide connections to adjoining areas and uses.

Policy CP-3.1. Provide street, pathway, and emergency vehicle connections to adjacent areas.

Implementation Measures:

1. Integrate circulation within the Plan Area to adjacent land uses and circulation networks. Lots and streets shall be arranged to facilitate convenient pedestrian circulation within the Plan Area and adjacent locations.
2. Design an integrated pedestrian circulation system throughout the commercial center (with raised or stamped concrete or similar material), early in development plans, which is dictated by pedestrian convenience and a friendly environment independent of parking and vehicle traffic needs and requirements.
3. Provide bicycle and pedestrian connections to adjoining properties along Apple Avenue, and along the north Plan Area boundary.
4. Ensure that internal roadways are designed to accommodate emergency vehicle turning movements.

5. Include an emergency vehicle access between the Plan Area and Walnut Avenue.

Objective CP-4: Provide quiet and safe streets.

Policy CP-4.1. Promote a pleasant and conducive travel environment through implementation of traffic calming techniques.

Implementation Measures:

1. Amenities to enhance the travel environment, including entry features (landscaping, monumentation, and signing, etc.), traffic calming, street trees, and low-impact design features (see Article 2.0) shall be included on the improvement plans.
2. Install traffic calming techniques to slow traffic, such as bulb-outs and neckdowns, as illustrated in Figure 12, Traffic Calming Diagram. Use of traffic calming techniques shall be considered on all cross streets where they intersect with Walnut Avenue and Apple Avenue.
3. Radii of street corners (with face of curb measurement) at intersections shall not exceed 25 feet. Provide roll-over curbs, if necessary, to meet emergency vehicle turning requirements.
4. Streets shall have nighttime lighting that meets the minimum illumination standards contained in Article 2.0 Land Use Plan, Development Standards, and Design Guidelines.

Objective CP-5: Provide safe and convenient non-motorized transportation.

Policy CP-5.1. Design the circulation system to provide appropriate bicycle facilities.

Implementation Measures:

1. Bicycle paths and lanes shall be constructed according to standards set forth in the Bikeway Planning and Design Section of the California Department of Transportation Highway Design Manual and consistent with Article 2.0, Land Use Plan, Development Standards, and Design Guidelines.
2. Bicycle path or lane improvements shall be provided as a part of the frontage improvements to Walnut Avenue, 3rd Street, and Apple Avenue along the Plan Area frontage, and shall be designed to connect to regional bikeways. Bicycle travel improvements along the north boundary are recommended, but not required.

Policy CP-5.2. Facilitate pedestrian circulation by providing clearly identifiable pedestrian circulation routes that connect neighborhoods, parks, commercial areas, and transit stops.

Implementation Measures:

1. Pedestrian circulation routes shall be in the form of sidewalks or pedestrian paths consistent with the cross-section specifications shown in the major collector and minor collector street sections (Figures 10 and 11).
2. A continuous pedestrian system shall be provided along all streets and shall be consistent with Article 2.0, Land Use Plan, Development Standards, and Design Guidelines.
3. The appropriate City staff shall review the master developer's circulation improvement plans to ensure traffic calming features are included, such as enhanced crosswalks (e.g. bulb-outs, raised crosswalks, stamped concrete, etc.) and/or road (speed) bumps.
4. Handicap accessible routes shall be provided. At minimum, at least one handicap accessible route shall be provided to connect the residential area to the retail uses, and Plan Area parks.

Objective CP-6: Provide access to public transit.

Policy CP-6.1. Facilitate future transit service at or adjacent to the Plan Area.

Implementation Measures:

1. The master developer and/or individual project developer(s) shall work with MST District to develop, implement and maintain public transit services for the Plan Area.
2. The master developer and/or individual project developer(s) shall ensure that new roads and development projects include appropriate facilities for transit service, such as bus stops and shelters.

4.0

PUBLIC FACILITIES AND SERVICES PLAN

Public Facilities and Services Goals

- Provide adequate water, wastewater, and storm water infrastructure to serve the Plan Area.
- Protect the quality of surface water and groundwater through the design and implementation of the storm water system.
- Provide adequate public utility and communications infrastructure to serve the Plan Area.
- Ensure public safety by off-setting the capital costs associated with additional demands created by development within the Plan Area.
- Provide adequate park facilities within the Plan Area to serve residents and visitors.
- Ensure adequate school facilities by off-setting the capital costs associated with additional demands created by development within the Plan Area.
- Promote and facilitate recycling to minimize additional demands on solid waste disposal services and facilities.

Public Facilities and Services Objectives and Policies

Objective PF-1: Adequate water supply and water infrastructure to meet the demands of the Plan Area.

Policy PF-1.1. Ensure sufficient water supply for the build-out of the Plan Area.

Implementation Measure:

1. The master developer and/or individual developer(s) shall demonstrate that adequate water quantity and quality can be provided prior to Plan Area building permits being issued. Based on the information provided, the City shall determine whether: 1) sufficient water supply is available from existing entitled water suppliers; or 2) water supply or system capacity shall be provided by a funded program or other mechanism.

Policy PF-1.2. Construct a water supply distribution system that expands on and is integrated with the City's existing system, and meets the needs of future development in the Plan Area.

Implementation Measures:

1. The master developer shall prepare a master water distribution plan that identifies backbone distribution infrastructure needed to serve new development within the Plan Area. Backbone infrastructure improvement plans for development within the Plan Area must be reviewed and approved for consistency with City standards prior to approval by the Public Works Department. The approval by the City staff does not need to be tied to a final map, but must occur prior to recording of any final map(s) within the Plan Area.
2. The master developer and/or individual developer(s) shall install backbone water supply distribution system improvements consistent with improvement plans. Where acceptable to the Public Works Department, these improvements may be phased to match development needs.
3. Individual project developer(s) shall install water distribution improvements, within the boundaries of their individual projects, that tie into the backbone water distribution system. Water system improvement plans for individual projects shall be subject to review for consistency with the master wastewater collection plan and City standards prior to the Public Works Department staff approval of any individual subdivision final map or commercial development within the Plan Area.
4. If it is necessary to construct water infrastructure outside the Plan Area, which benefits other future development projects, these improvements shall be subject to the proportional fair share and reimbursement criteria provided by the City.
5. As a part of the final map and improvement plans, the developer shall grant easements for the Public Works Department to maintain water supply mains that will be located within the Plan Area and dedicated to the City.
6. Maintenance of water supply infrastructure shall be the responsibility of the Public Works Department.

Policy PF-1.3. Facilitate water conservation to reduce potable water consumption.

Implementation Measures:

- 1 In public spaces, commercial and residential parking lot landscaping, and residential common areas, the master developer and individual developer(s) shall install only drought-tolerant landscaping. [*LEED ND GIB Credit 4; Homes SS-2; Homes WE-1; Homes WE-2*]

2. For residential development, limit turf to areas of active use, and in no case more than 50 percent of landscaped area. *[LEED ND GIB Credit 4; Homes SS-2; Homes WE-1; Homes WE-2]*
3. Design irrigation systems to minimize water use, including installation of ground moisture sensor controls, and temporary irrigation systems for drought tolerant plantings to be removed, where feasible, when plantings are established. *[LEED ND GIB Credit 4]*
4. Equip residential and commercial facilities with low water use clothes washing machines and dishwashers, and dual-flush toilets or gray water recovery systems. *[LEED Homes EA-9]*
5. Commercial and multi-family residential buildings shall include a roof rainwater recovery system for storing irrigation water.
6. Use recycled water for park, streetscape, multi-family residential front yard, multi-family residential common area, and commercial landscape irrigation, if available adjacent to the Plan Area at time of construction. Pre-plumb to facilitate conversion to recycled water if recycled water is not available at the time of development, but will become available in the future. *[LEED ND GIB Credit 4; Homes WE-1]*

Objective PF-2: Adequate wastewater collection infrastructure to meet the demands of the Plan Area.

Policy PF-2.1. Construct a wastewater collection system that expands on and is integrated with the City's existing system, and meets the needs of future development within the Plan Area.

Implementation Measures:

1. The master developer shall prepare a master wastewater collection plan that identifies backbone collection infrastructure needed to serve new development within the Plan Area. Backbone infrastructure improvement plans for development within the Plan Area must be reviewed and approved for consistency with City standards prior to approval by the City Public Works Department. The approval by the City staff does not need to be tied to a final map, but must occur prior to recording of any final map(s) within the Plan Area.
2. The master developer and/or individual developer(s) shall install the backbone wastewater collection system improvements consistent with improvement plans. Where acceptable to the Public Works Department, these improvements may be phased to match development needs.
3. The master developer shall work with the City to ensure that the Plan Area wastewater collection system meets City standards and ties to the existing collection system.

4. New development shall pay its fair share of the cost of on-site and (if determined necessary) off-site sewer infrastructure. This shall include installation of necessary public facilities, payment of impact fees, and participation in a Capital Improvement Program.
5. If it is necessary to construct wastewater infrastructure outside the Plan Area, which benefits other future development projects, these improvements shall be subject to the proportional fair share and reimbursement criteria provided by the City.
6. Individual project developer(s) shall install wastewater collection improvements within the boundaries of their individual projects that tie into the backbone wastewater collection system. Wastewater collection system improvement plans for individual projects shall be subject to review for consistency with the master wastewater collection plan and related City standards prior to Public Works Department staff approval of any individual subdivision final map or commercial development within the Plan Area.
7. As a part of the final map and improvement plans, the developer shall grant easements for the Public Works Department to allow for maintenance of the wastewater collection system that will be located within the Plan Area and dedicated to the City.
8. Maintenance of wastewater collection infrastructure shall be the responsibility of the Public Works Department.

Objective PF-3: Adequate storm water collection, treatment, and discharge infrastructure to meet the demands of the Plan Area and protect water quality.

Policy PF-3.1. Construct storm water collection and disposal facilities that expands on and is integrated with the City's existing facilities, and meets the needs of future development within the Plan Area.

Implementation Measures:

1. The master developer shall prepare a storm water management master plan that identifies backbone infrastructure needed to serve new development within the Plan Area. Backbone infrastructure improvement plans for development within the Plan Area must be reviewed for consistency with City standards prior to approval by the Public Works Department. The approval by the City staff does not need to be tied to a final map, but must occur prior to recording of any final map(s) within the Plan Area.
2. Individual project developer(s) shall install storm water management improvements within the boundaries of their individual projects. Storm water management improvement plans for individual projects shall be subject to review for consistency with the master storm water management plan and related City standards prior to staff approval of any individual subdivision final map or commercial development within the Plan Area.

3. As a part of the final map and improvement plans, the developer shall grant easements for the Public Works Department to allow for maintenance of storm water collection and disposal facilities that will be located within the Plan Area and dedicated to the City.
4. Maintenance of storm water collection, treatment, and discharge infrastructure that are on public property or contained within public right-of-way or utility easements shall be the responsibility of the Public Works Department.

Policy PF-3.2. Construct a storm water collection and disposal system that diverts and stores roof run-off for later irrigation use and/or retains and encourages percolation of storm water generated within the Plan Area to pre-developed levels.

Implementation Measures:

1. The storm water management master plan shall incorporate use of structural and institutional best management practices, low impact development designs for storm water quality management, and minimize soil erosion for the Plan Area and adjacent properties outside the Plan Area. The storm drainage plan shall be subject to review and approval of the Public Works Department prior to issuance of the first grading permit, and shall be incorporated into future development improvement plans. The master developer and/or individual project developers shall finance and construct the backbone storm drainage collection and retention infrastructure. *[LEED ND GIB Credit 8]*
2. The master developer and/or individual developer(s) shall design, finance, and construct storm drainage collection improvements, which incorporate low impact development techniques, or store water for irrigation use. Storm water collection system improvement plans shall be subject to review and approval of the Public Works Department prior to issuance of grading permits for individual projects in the Plan Area.
3. Utilize best management practices and low impact development principles when designing storm water runoff facilities.

Policy PF-3.3. Utilize best management practices and low impact development designs to minimize surface water quality degradation from discharge of storm drainage.

Implementation Measures:

1. The master developer shall prepare and submit a storm water pollution prevention program application to the Regional Water Quality Control Board and the Public Works Department to secure a National Pollutant Discharge Elimination System (NPDES) General Construction Permit for the entire Plan Area. The master developer and/or individual developer(s) shall incorporate the structural and institutional best management

practices and low impact development designs identified in the storm water management plan in improvement plans for their respective projects. The Public Works Department must review these plans to ensure inclusion of the practices prior to approval of a grading or building permit for that phase. *[GIB Prerequisite 4; Homes SS-4]*

2. Prior to construction, contractors and their personnel shall be trained in appropriate best management practices to ensure water quality is protected. Those construction practices shall include erosion control, sediment transfer reduction, and dust control measures. A construction manager familiar with NPDES permit requirements must monitor the construction activities to protect water quality. This provision shall be included as a note on construction improvement plans. *[GIB Prerequisite 4; Homes SS-4]*
3. No chemical pesticides shall be utilized in the maintenance of common landscaped areas, open space areas, or parks. Fertilizers shall be applied sparingly, and shall be derived from natural sources, such as fish emulsion or manure.
4. The master developer shall cooperate with the City to create a public education program for future residents to increase their understanding of water quality protection, which should include but not be limited to:
 - Hazardous material use controls;
 - Hazardous materials exposure controls; and
 - Hazardous material disposal and recycling.

Hazardous materials could consist of cleaning products, paint, oil, fertilizers, weed killers etc. The education materials shall encourage the use of alternative methods, and prohibit the dumping of hazardous materials in open space areas or the storm drain system. Further, the master developer shall require that all storm drain catch basins are labeled to discourage illegal dumping of hazardous materials.

5. To the extent feasible, direct surface storm water run-off to percolation swale and basin areas, rather than directing storm water to storm drain pipes.
6. Use biotreatment where storm water runs off paved surfaces onto pervious surfaces.
7. Utilize sediment traps, evaporation basins, flow dissipaters, and other methods to reduce the volume and speed of storm water run-off and reduce pollutant loads. *[LEED ND GIB Credit 8]*

Policy PF-3.4. Reduce potential for soil erosion during grading and other site preparation activities.

Implementation Measures:

1. Erosion Control Plan(s) shall be prepared by the master developer or individual project developers and submitted to the Public Works Department for review and approval prior to issuance of a grading permit. Soil exposed during grading that is no longer under active construction shall be stabilized.
2. Slope stabilization and erosion control efforts (during both the construction and post-construction phases) shall only utilize mesh products that are made of biodegradable natural fiber materials. Plastic materials (such as silt fencing) may only be used if they are relatively solid (cannot entrap wildlife) and are removed from the site following use.

Objective PF-4: Adequate public utilities and communications infrastructure.

Policy PF-4.1. Provide electrical, gas, and communications infrastructure that serves the needs of the Plan Area, and, where appropriate, is subject to proportional fair share and reimbursement.

Implementation Measures:

1. The master developer and/or individual neighborhood developer(s) shall construct all new electrical, gas, and communications lines underground within the Plan Area, in coordination with the service providers. Existing lines and cables within the Plan Area shall also be placed underground. The master developer shall work with the telephone and cable service providers to construct the most technically advanced underground communications infrastructure, which will assist in promoting telecommuting and home occupations.
2. If it is necessary for a Plan Area developer to fund and construct public utilities infrastructure outside the Plan Area, which benefits other future development projects, these improvements shall be subject to the proportional fair share and reimbursement criteria provided by the City.
3. As a part of the final map and improvement plans, the developer shall grant easements for applicable service providers (PG&E, Charter) to allow for maintenance of utility infrastructure improvements to be located in the Plan Area.
4. Maintenance of public utilities and communications infrastructure shall be the responsibility of the applicable service provider (PG&E, Charter, etc.).

Objective PF-5: Adequate essential public safety services and building safety standards to meet the needs of future residents.

Policy PF-5.1. Pay a fair share for public safety capital improvements that are necessary to provide response to emergencies, within the acceptable response times of the City's Police and Fire Departments, for service calls within the Plan Area.

Implementation Measure:

1. The master developer and/or individual neighborhood developer(s) shall pay public safety impact fees to the City, consistent with the City's fee program and/or future development agreement, if any. Fees shall be paid prior to receiving a building permit for each residential unit or commercial building, or as otherwise stipulated in the fee ordinance or development agreement.

Policy PF-5.2. Design all buildings, facilities, and utilities for public safety.

Implementation Measures:

1. The master developer and individual project developers shall conduct design level geotechnical analysis for individual projects. All recommendations of the analyses shall be incorporated into improvement plans for all infrastructure, residential, and commercial development projects in the Plan Area.
2. The master developer and individual project developers shall construct all improvements consistent with the latest edition of the California Building Code.

Objective PF-6: Adequate school services to meet the needs of future residents.

Policy PF-6.1. Pay a fair share for capital improvements necessary to provide for adequate educational facilities.

Implementation Measure:

1. The master developer and/or individual neighborhood developer(s) shall pay the state mandated school impact fees to the City/School Districts, consistent with the state required development fees. Fees shall be paid prior to receiving a building permit for each residential unit or commercial building, or as otherwise stipulated in the fee ordinance or development agreement.

Objective PF-7: Adequate solid waste services to meet the needs of future residents.

Policy PF-8.7. Provide infrastructure to allow for adequate solid waste disposal and recycling services, and facilitate reduction, reuse, and recycling programs.

Implementation Measures:

1. Prior to City approval of a residential or commercial final map or the start of construction on a commercial project, the master developer and/or individual neighborhood developer(s) shall obtain verification from the Tri-Cities Disposal and Recycling that it can provide solid waste collection services to meet demand from build out of the Plan Area.
2. Where curbside pick-up is not practical, the developers shall provide conveniently located centralized refuse and recycling collection facilities for each development.
3. The master developer and/or individual neighborhood developer(s) shall distribute to all home buyers the educational program provided by the service providers as part of a countywide waste reduction, reuse and recycling efforts.
4. Require all construction contracts to include construction waste reduction and recycling clauses.
5. Require public-use recycling cans at all locations where public-use refuse cans are provided.