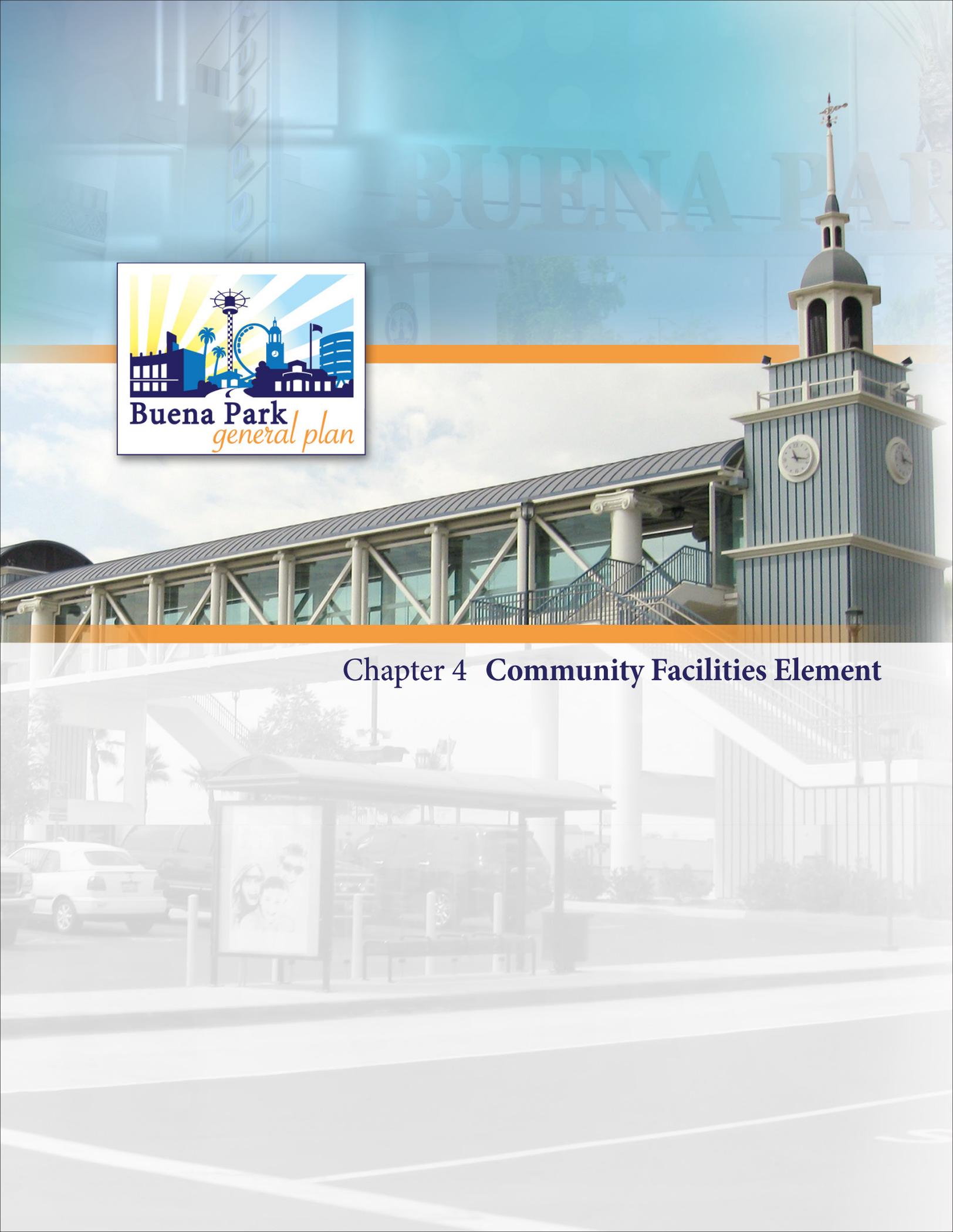




Chapter 4 Community Facilities Element





Chapter 4

Community Facilities Element

4.1 INTRODUCTION

Public facilities and infrastructure serve as important support networks for the City. As infrastructure ages and population growth outpaces capacity, well-designed and well-maintained infrastructure systems become more essential. These systems are crucial in a community, as they enhance the quality of neighborhoods, and ensure the health and safety of residents and businesses. The capacity and condition of the City's infrastructure and public facilities must be sufficient to address both the present and future needs of the



community. The Community Facilities Element addresses facilities and services that are publicly managed, and have a direct influence on the location of land uses. These include Fire Emergency-Rescue, Police, Wastewater, Storm Water, Water Infrastructure, Schools, and Libraries.

4.2 AUTHORITY FOR THE ELEMENT

The State of California Government Code Section 65302 (b) requires that the General Plan include “local public utilities and facilities, all correlated with the land use element of the plan.” The Community Facilities Element is also consistent with Section 65303 of the State of California Government Code which authorizes local jurisdictions to adopt additional elements to those mandated by state law when they are related to the physical development of the jurisdiction.

4.3 SUMMARY OF EXISTING CONDITIONS

BUILDINGS AND FACILITIES

Fire-Rescue Facilities

Buena Park is a member of the Orange County Fire Authority Joint Powers Authority. The Orange County Fire Authority (OCFA) provides fire protection and emergency medical services

response to the City. Services include structural fire protection, emergency medical and rescue services, hazardous inspections and response, fire prevention planning and inspection, and public education activities. OCFA also participates in disaster planning as it relates to emergency operations, which includes high occupant areas and schools sites and may participate in community disaster drills planned by others.

Resources are deployed based upon a regional service delivery system, assigning personnel and equipment to emergency incidents without regard to jurisdictional boundaries. The equipment used by the department has the versatility to respond to both urban and wildland emergency conditions.

Three OCFA stations are located within Buena Park:

- Fire Station 61 – 8081 Western Avenue;
- Fire Station 62 – 7780 Artesia Boulevard; and
- Fire Station 63 – 9120 Holder Street.

Police Facilities

The Buena Park Police Department provides police protection services to the City. According to the *Police Department Facilities Requirements*, prepared by Griffin Structures, Inc., the department currently has 233 staff members and projects to have 252 in the next 20 years. This increase in staff is based on the increases in calls for service, population growth, and the City's Strategic Plan. Based on the anticipated need for additional staff and space, the City constructed a new police headquarters building, completed in December 2009.

Education Facilities

There are five elementary and two high school districts serving students living within the City of Buena Park. These school districts provide educational services for students in kindergarten through 12th grade. School facilities within these seven districts include 14 elementary schools, one junior high school, one high school, one alternative high school, and one special education center. Additionally, the Speech and Language Development Center is located at 8699 Holder Street and three private schools are located within the City of Buena Park, including the Crescent Avenue Christian School, Rossier Park School, and Saint Pius V School.



Generally, the numbers of school aged children are declining in Buena Park. At this time there are no future plans for new facilities or expansion of existing facilities.

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In addition, the North Orange County Community College District has two campuses, one in Cypress and one in Fullerton that serve Buena Park residents. The District has a population of about one million people with enrollment at Cypress College at approximately 13,000 students and enrollment at Fullerton College at approximately 20,000 each semester. In addition, about 36,000 students are enrolled each term by the School of Continuing Education.

Library Facilities

The Buena Park Library located on 7150 La Palma Avenue offers over 100,000 volumes of hard cover and paperback books. The Library also offers a number of children and adult programs for Buena Park residents.

INFRASTRUCTURE AND SUPPLIES

Water Facilities

The City's water service area is within the northwest portion of Orange County, and encompasses the entire City, excluding three small areas that are served by the City of Fullerton or Suburban Water Systems. Additionally, the City provides water service to areas outside of the City limits, which includes portions of the City of Anaheim and the City of La Mirada. The City's Public Works Department Water Division manages the local potable water distribution system in the City. The City's water distribution system conveys water to its customers through approximately 220 miles of underground pipelines and 19,600 service connections. According to the City's *2005 Water Master Plan*, the City's existing water storage capacity is sufficient to meet established criteria for operational, fire, and emergency storage.

Existing fire flows within the City range from 0.18 million gallons (MG) to 1.2 MG. As of 2005, the following seven areas in the City have been identified to have insufficient fire flow:

- Between Whitaker Street and Commonwealth Avenue, east of Dale Street
- Somerset Street and Rockledge Drive
- Auto Center Drive and Dale Street
- North of Orangethorpe Avenue between Indiana Avenue and Oregon Street
- West of Knott Avenue at 8th Street
- Southwest corner of Orangethorpe Avenue and Western Avenue
- Northwest of Knott Avenue and Mt. Waterman Drive

Fire flow improvements within these deficient areas have been identified within the City's capital improvements program and have been categorized as high priority improvements. High priority improvements are scheduled for implementation between 2006 and 2015.¹

Emergency storage is a dedicated storage source of water that can be used as a backup supply in the event a major supply is interrupted. According to the City's *2005 Water Master Plan*, the City's existing water storage capacity is sufficient to meet established criteria for operational, fire,

¹ *City of Buena Park 2005 Water Master Plan Study Final Report*, prepared by Carollo Engineers, February 2007.

and emergency storage. Therefore, the plan does not recommend storage improvements for the City's water system.

High priority improvements include life/safety issues, such as fire flows, and have been scheduled for implementation between 2006 and 2015. Medium-priority improvements include facilities needed to fix low-pressure problems, improve the City's ability to use groundwater, and provide operational flexibility and improve emergency response capability, and have been scheduled for implementation between 2015 and 2020. The *2005 Water Master Plan* recommends improvements for operational facilities and fire flows.

Several operational improvements have been recommended to increase the system's reliability and efficiency, and reduce the cost of delivering water. Over 40 percent of the City's existing water pipelines are older than 50 years old. The City's *Water Master Plan* indicates there is a need for a comprehensive pipeline replacement program. The *Water Master Plan* indicates seven groups of projects are needed to improve the ability of the City's water system to provide adequate fire flows, which is considered to be a high priority.

Sanitary Sewer Facilities

The City of Buena Park Public Works Department provides sewer service within the City through a network of local sewer mains. The City's local conveyance system collects residential, commercial, industrial, and municipal wastewater. The local sewer system connects to regional trunk sewer systems for both the Orange County Sanitation District (OCSD) and County Sanitation Districts of Los Angeles County (Districts). The City's sewer system encompasses 10.9 square miles and includes the City of Buena Park and small portions of the cities of Fullerton, Anaheim, La Palma, Cypress, and La Mirada. Although the Buena Park wastewater system accepts sewage flows from outside cities, the City does not maintain local sewer systems outside its City limits.

According to the *Buena Park Sewer Master Plan (Sewer Master Plan)*, the overall condition of the City's sewer system is considered good. Continuous maintenance of the system prevents build up of debris, roots, grease, and other materials that could cause sewer blockages and spills. Additionally, the City's sewer maintenance and rehabilitation program, sewer lining and manhole programs, and the Fats, Oils, and Greases (FOG) Control Program contributes to the prevention of spills and the safe disposal of the City's wastewater.

Flood Control and Storm Drain System

The City of Buena Park storm drain system is comprised of the Orange County Flood Control District (OCFCD) regional channels and pipelines, and the City's local drainage facilities that connect to the OCFCD facilities. Flood control facilities within the City include Coyote Creek, Brea Creek, Fullerton Creek, La Palma Storm Drain, Moody Creek, Buena Park Storm Drain, and Carbon Creek Channel.

A Master Drainage Study was completed in 1967, however, the study is currently outdated and will need to be updated in the near future to address proposed land use changes, assess facility impacts, and update the drainage fee schedule.

Urban Stormwater Runoff

The ability for rainfall to be absorbed by groundcover or soil is limited due to the urbanized nature of the City. Stormwater is captured within storm drains. The City of Buena Park drainage patterns are generally towards the west or southwest and are tributary to existing flood control facilities.

Expected pollutants in the storm water runoff from the developed areas of Buena Park are oil and grease from automobile use. Pollutants associated with residential, commercial, and institutional development include trash, nutrients, bacteria, oil and grease, and household hazardous wastes. The Federal Pollution Control Act prohibits the discharge of any pollutant into navigable waters from a point source unless the discharge is authorized by a National Pollutant Discharge Elimination System (NPDES) permit. Buena Park participates in the NPDES permit program through a partnership with County of Orange, all cities within Orange County, and OCFCD.

Keeping Pollutants Out of the Ocean

As authorized by the Clean Water Act, the National Pollutant Discharge Elimination System (NPDES) Permit Program controls water pollution by regulating sources that discharge pollutants into waters of the United States. The NPDES Stormwater Program addresses a major source of water pollution: stormwater that runs off roads and other surfaces in urban areas, into storm drains that feed into local waterways. In Southern California, rain and everything it carries ultimately enters the Pacific Ocean, often at the beaches where we swim and surf.

Construction and redevelopment projects in Buena Park are typically required to submit a Water Quality Management Plan (WQMP) to the City that describes how the project's contributions to stormwater pollution will be minimized by keeping water from running off-site, keeping pollutants out of the water, or treating water to remove pollutants before it leaves the site.

Everyone who uses water outdoors in Buena Park can also play a role in keeping pollutants out of our stormwater, by minimizing irrigation runoff that carries fertilizer and other chemicals, picking up pet waste, making sure pollutants like soap and oil do not enter storm drains, and keeping gutters clean. Community members can also capture rainwater or landscape their properties in ways that allow water to soak into the ground instead of running into the street.

Please visit the City of Buena Park website for more information and resources for stormwater and water quality.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

The NPDES permitting program requires the implementation of control and monitoring measures designed to prevent harmful pollutants from entering local water bodies through stormwater runoff. The NPDES permit program requires the owner or operator of any facility, including publicly owned facilities, or a person responsible for any activity that discharges into the surface waters of the United States to obtain an NPDES permit.

The Santa Ana Regional Water Quality Control Board (SARWQCB) is currently operating under MS4 (Municipal Storm Sewer Systems) permit, Order No. R8-2009-0030, NPDES Permit No. CAS618030, adopted in May 2009. This permit requires the creation of a Drainage Area

Management Plan (DAMP) that reduces the pollution content of stormwater to the Maximum Extent Practicable (MEP). The City of Buena Park, as a Co-Permittee, participates in the implementation of the DAMP through the adoption of the Local Implementation Plan (LIP) in May 2005. The LIP was prepared as part of a compliance program pursuant to the Order No. R8-2002-0010 and therefore, revisions to the LIP, in compliance with the new permit Order No. R8-2009-0030, have been amended. The LIP describes the activities that the City has previously undertaken and is currently undertaking to improve urban water quality and to serve as a basis for City compliance during the five-year period of the Fourth Year Permit. The City of Buena Park's LIP also includes a variety of best management practices and measures that correspond to each operational activity in the City of Buena Park.

The Fourth Term NPDES Permit requires:

- An inventory of all High, Medium, and Low priority Industrial and Commercial sites, which are inspected on an annual, bi-annual, and once per term basis, respectively.
- A National Pollution Discharge Elimination System (NPDES) General Construction Permit must be obtained from SARWQCB for the following construction activities:
 - Any construction or demolition activity, including, but not limited to excavation or grading, or any other activity that results in a land disturbance of equal to or greater than one acre.
 - Construction activity that results in surface disturbances of less than one acre if the construction activity is part of a larger common plan of development or sale of one or more acres of disturbed land surface.
 - Construction activity related to development on lands currently used for agriculture.
 - Linear Underground Projects (LUP) associated with underground and overhead linear facilities (e.g., pipelines, towers, etc.).
- Construction project applicants shall prepare and submit a Notice of Intent (NOI) to comply with the Construction General Permit to the California State Water Resources Board.
- All construction project operators must prepare, retain at the construction site, and implement a Storm Water Pollution Prevention Plan (SWPPP) prior to issuance of a grading permit.
- For redevelopment projects with the addition or replacement of 5,000 square feet or more of impervious surface, a Water Quality Management Plan (WQMP) must be prepared and approved prior to any issuance of a grading permit. The WQMP specifies the operation and maintenance of post-construction Best Management Practices (BMPs) that have been incorporated into the project design, in accordance with the County and City's WQMP guidance manual and the approved Model WQMP. The approved WQMP shall also incorporate Low Impact Development principles where deemed feasible.
- For new development projects that create 10,000 square feet or more of impervious surface (collectively over the entire project site) including commercial, industrial, and residential housing divisions, mixed-use, and public projects, a WQMP must be prepared

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and approved prior to any issuance of a grading permit. The approved WQMP shall also incorporate Low Impact Development principles where deemed feasible.

- The implementation of the Model Municipal Activities Program for fixed facilities, field operations, and drainage facilities to ensure that the City of Buena Park's facilities and activities do not cause or contribute to a pollutant discharge into the receiving waters.

The City may require development of a WQMP for projects other than those identified in the requirements listed above.

Public Utility Facilities

The City of Buena Park receives its electrical power service via generation and transmission infrastructure owned by Southern California Electric (SCE). SCE maintains and operates the transmission and distribution infrastructure necessary to provide electricity to end users throughout its entire service area. SCE provides electricity to approximately 13 million people, 180 cities and communities in 50,000 square miles of service area, encompassing eleven counties in central, coastal, and southern California, excluding the City of Los Angeles and certain other cities.

The City of Buena Park receives its natural gas service from the Southern California Gas Company (SCGC), a subsidiary of Sempra Energy. SCGC is the nation's largest natural gas distribution utility, serving approximately 20 million consumers throughout 20,000 square miles of central and southern California.

4.4 PRINCIPLES, GOALS, AND POLICIES

PRINCIPLE: CRIME AND LAW ENFORCEMENT

Buena Park strives to provide excellent law enforcement and improved public safety. The City acknowledges the importance of maintaining adequate resources and modern technology in its ability to serve the community.

Goal CF-1: Courteous, responsive, and efficient police services.

Policy CF-1.1: Continuously improve the performance and efficiency of the Police Department.

Policy CF-1.2: Maintain adequate personnel resources and facilities to enable the Police Department to meet response time standards, keep pace with growth, and provide high levels of service.

- Policy CF-1.3: Maintain a well-trained, well-equipped police force to meet changing needs and conditions by continually updating and revising public safety techniques and providing for effective evaluation and training of personnel.
- Policy CF-1.4: Combat crime and increase public safety through community education programs, including active involvement in the Neighborhood Improvement and Neighborhood Watch Programs, and coordinate programs at local schools and other meeting locations.
- Policy CF-1.5: Utilize the development review process for new development or redevelopment to provide a review of and comments on potential impacts to the provision of police services.
- Policy CF-1.6: Review and modify development proposals to incorporate “defensible space” concepts and other public safety design concepts into new development.
- Policy CF-1.7: Periodically evaluate population growth, development characteristics, level of service and incidence of crime within the City to ensure that an adequate level of police service is maintained.
- Policy CF-1.8: Provide opportunities for community policing and involvement in safety and crime prevention.
- Policy CF-1.9: Continue to upgrade, as appropriate, new systems and technology to meet the needs of the community.

PRINCIPLE: FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Buena Park strives for increased fire safety and high quality Emergency Medical Services (EMS). The City acknowledges the importance of coordinating with the Orange County Fire Authority to ensure the community’s fire protection needs are adequately met.

Goal CF-2: Responsive and efficient fire protection and emergency medical services.

- Policy CF-2.1: Continue to work with the Orange County Fire Authority (OCFA) to improve the performance and efficiency of fire protection services for the City of Buena Park.

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- Policy CF-2.2: Ensure adequate fire-fighting and Emergency Medical Service infrastructure, equipment, and personnel to provide a high level of fire and emergency medical service in Buena Park to meet growing demands.
- Policy CF-2.3: Provide cost-effective levels of Emergency Medical Services for the protection of residents, businesses, and visitors.
- Policy CF-2.4: Ensure that sufficient water service and pressure are available throughout the City for use in fire fighting.
- Policy CF-2.5: Explore funding sources, such as impact fees from development or parcel taxes, to ensure a high level of fire services for the City.
- Policy CF-2.6: Maintain adequate fire training facilities, equipment, and programs for firefighting and inspection personnel and educational programs for the community, including fire safety and prevention and emergency medical-related information.
- Policy CF-2.7: Proactively plan for increases in population and employment growth and changes in the use and types of buildings in Buena Park.
- Policy CF-2.8: Require that new development or redevelopment provide adequate access for fire service vehicles and personnel.
- Policy CF-2.9: While seeking to maintain access, fire safety, and adequate response times, the City and the OCFA will work together to develop creative solutions that allow for mixed-use and compact development, pedestrian-friendly streets, and other elements of a walkable and bikeable City.

Public safety, including emergency preparedness and management is also addressed in the Safety Element.

PRINCIPLE: EDUCATIONAL FACILITIES

Buena Park is committed to an educational infrastructure that offers diverse, high quality educational opportunities. The City acknowledges the importance of working with local school districts and the library district to ensure that resources are coordinated to adequately serve the community.

Goal CF-3: Quality education accessible to all residents of Buena Park.

- Policy CF-3.1: Work with local schools/educators to ensure educational facilities are adequate in order to promote a high level of education to all residents in Buena Park.
- Policy CF-3.2: Work with the local school district to anticipate potential increases in the City's population and the impact on school enrollment.
- Policy CF-3.3: Create and enhance walking and cycling routes to schools through coordinated transportation, land use, and design decisions. This will help to improve safety, increase physical activity among youth, and reduce traffic congestion around schools.
- Policy CF-3.4: Pursue and enhance mutually beneficial joint use agreements with the local schools to improve public access to the recreational facilities, libraries and other facilities on its campuses.
- Policy CF-3.5: Encourage library facilities to improve inventory, services, and accessibility.
- Policy CF-3.6: Encourage the use of technology both in library operations and resources to promote efficiency, accessibility, and innovation.

PRINCIPLE: WATER SUPPLY AND SERVICE

Buena Park maintains a clean and adequate water supply distributed through a well-planned and well-maintained water system that meets the needs of the community. The City also acknowledges the importance of water conservation.

Goal CF-4: Provision of water service to all portions of the City, at appropriate pressures, reasonable maintenance levels and in conjunction with reasonable demand.

- Policy CF-4.1: Continue to maintain, improve, and replace aging water systems to ensure the provision of these services to all areas of the community.

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- Policy CF-4.2: Provide for the efficient and economic distribution of adequate water supply and pressure to all residential, commercial, industrial, and public areas served by the Public Works Department.
- Policy CF-4.3: Continue to provide municipal water service that meets or exceeds State and Federal health standards and monitor water quality according to established criteria, with respect to health standards.
- Policy CF-4.4: Provide sufficient capacity to serve existing and planned uses and identify, manage, and monitor, when appropriate, large water users.
- Policy CF-4.5: Ensure that new development or redevelopment water infrastructure systems are adequate to serve the development.
- Policy CF-4.6: Strive to ensure that infrastructure capacities are planned to adequately serve future development.
- Policy CF-4.7: Ensure the City's Water Master Plan is updated as necessary to serve as an effective tool in the adequate provision of water supply to the community.
- Policy CF-4.8: Continue to inspect, maintain, and enhance City facilities relative to their water use.
- Policy CF-4.9: Improve water services in a way that respects the natural environment.
- Policy CF-4.10: Examine the use of alternative water supplies, such as grey water and reclaimed water, where appropriate and feasible.
- Policy CF-4.11: Continue to sponsor and provide water conservation and education programs.
- Policy CF-4.12: Continue to enforce the Permanent, Year Round Water Conservation Measures and Prohibitions against Water Waste established by the Water Conservation and Emergency Water Shortage Supply Ordinance.
- Policy CF-4.13: Continue to enforce enacted Phases 1-4 established by the City Council under the Water Conservation and Emergency Water Shortage Supply Ordinance.
- Policy CF-4.14: Continue to enforce the Water Efficient Landscape Ordinance through Planning Department procedures in compliance with AB 1881.

PRINCIPLE: WASTEWATER SERVICES

Buena Park maintains sufficient wastewater capacity and adequate wastewater collection facilities to serve residents and businesses throughout the community. The City acknowledges the importance of coordinating services to ensure new development and redevelopment are adequately served.

Goal CF-5: Adequate wastewater facilities to serve existing and new development in the City.

- Policy CF-5.1: Continue to maintain, improve, and replace aging wastewater collection facilities to ensure the provision of these services to all areas of the community.
- Policy CF-5.2: Continue to coordinate with the Orange County Sanitation District (OCSD) to ensure existing wastewater systems are maintained and upgraded and new wastewater facilities are constructed, as needed.
- Policy CF-5.3: Ensure the City's Sewer Master Plan and Sewer Management Plan are updated as necessary to serve as an effective tool in the adequate provision of wastewater facilities to the community.
- Policy CF-5.4: Ensure that sewer improvements required for new development or redevelopment are installed prior to or concurrently with development.
- Policy CF-5.5: Ensure that appropriate sewer system mitigation measures are identified and implemented in conjunction with new development based on the recommendations of prior sewer studies and/or future sewer studies that may be required by the City Engineer.
- Policy CF-5.6: Ensure that infrastructure capacities are planned to serve future development.
- Policy CF-5.7: Support sustainable wastewater services that respect and improve the natural environment.

PRINCIPLE: STORMDRAIN AND WATER QUALITY

Buena Park is committed to improved water quality resulting from storm and urban water runoff from existing and future development. The City acknowledges the importance of maintaining and improving storm drain infrastructure to adequately serve the community.

Goal CF-6: Storm drain service levels maintained and/or improved throughout Buena Park.

- Policy CF-6.1: Cooperate with County, State, and Federal flood control agencies to reduce the potential for flood damage in the City.
- Policy CF-6.2: Continue to maintain and replace aging storm drain systems to ensure the provision of these services to all areas of the community.
- Policy CF-6.3: Minimize the adverse effects of urbanization upon drainage and flood control facilities.
- Policy CF-6.4: Improve the storm drain system in a way that respects the environment.
- Policy CF-6.5: Continue to participate in the National Pollutant Discharge Elimination System (NPDES) permit program.
- Policy CF-6.6: Require new development or redevelopment projects to provide a Water Quality Management Plan in compliance with the Regional Water Quality Control Board requirements.
- Policy CF-6.7: Include in the flood control system natural features such as bioswales, detention basins, wildlife ponds, and wetlands for flood control and water quality treatment, when feasible.
- Policy CF-6.8: Ensure the City's Master Plan of Drainage is updated as necessary to serve as an effective tool in the adequate provision and improvement of drainage facilities.
- Policy CF-6.9: Improve the City's storm drain system to address current deficiencies as well as long-term needs associated with future development to minimize flood damage and adequately convey rainfall and subsequent runoff from a 25-year frequency storm.

- Policy CF-6.10: Develop the flood control system for multi-purpose uses whenever practical and financially feasible (i.e., recreational, water quality/treatment, infiltration, etc.).
- Policy CF-6.11: Minimize the amount of impervious surfaces in conjunction with new development or redevelopment.
- Policy CF-6.12: Minimize the disturbance of natural drainage systems, where feasible, resulting from development including roads, highways, and bridges.

Goal CF-7: Improved water quality resulting from storm and urban runoff of existing and future development.

- Policy CF-7.1: Cooperate in regional programs to implement the National Pollutant Discharge Elimination System (NPDES) program.
- Policy CF-7.2: Conduct routine preventative maintenance activities related to municipal activities that are considered effective Best Management Practices (BMP) for pollutant control.
- Policy CF-7.3: Perform drainage facility and infrastructure maintenance activities to comply with the requirements of the National Pollutant Discharge Elimination System (NPDES) program.
- Policy CF-7.4: Provide structural measures or source control programs that would provide enhanced water quality benefits through routine measures employed to meet National Pollutant Discharge Elimination System (NPDES) permit requirements.
- Policy CF-7.5: Cooperate with surrounding jurisdictions and the County of Orange to provide adequate storm drainage facilities.
- Policy CF-7.6: Require new development and significant redevelopment to utilize site preparation, grading and best management practices that provide erosion and sediment control to prevent construction-related contaminants from leaving the site and polluting waterways.
- Policy CF-7.7: Coordinate with appropriate Federal, State, and County resource agencies on development projects and construction activities affecting waterways and drainages.
- Policy CF-7.8: Increase public education and awareness regarding stormwater quality and projects implemented to improve the flood control systems.

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Policy CF-7.9: Where feasible, new infill development should integrate “green technology” aspects of Low Impact Development (LID) that include, but are not limited to, on-site micro-scale distribution systems.

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