

Chapter V.
PUBLIC SERVICES AND FACILITIES

WATER, WASTEWATER AND UTILITIES ELEMENT

PURPOSE

The Water, Wastewater and Utilities Element sets forth goals, policies and programs intended to ensure the adequate provision of domestic water, sewage treatment and utility services to the community. The community's orderly growth and development depends on the provision of these services, which include domestic water, sanitary sewer, natural gas, electricity and solid waste management services. This Element describes these services as well as others, such as telephone and cable services. These utility facilities and services are essential to the orderly growth, development and management of the community. The Element also identifies standards for provision of infrastructure and services relative to population and land use intensity, and provides programs and courses of action necessary to implement the goals and policies established herein.

BACKGROUND

This Element is most closely related to the Land Use Element, since all urban development must be planned in conjunction with and according to the availability and cost-effective extension of essential utility infrastructure. It also is tied directly to the Water Resources and Energy and Mineral Resources Elements, as well as the Public Buildings and Facilities Element. Water, sewer and other utility infrastructure are considered "critical facilities", and this Element is therefore closely associated with the Emergency Preparedness Element.

As set forth in California Government Code Section 65302(d), the General Plan must address a number of factors relating to water and other natural resources. These factors include conservation, development and utilization of such resources. In addition, the management of such natural resources as natural gas and electricity must also be addressed. This Element serves in part to satisfy the requirement for a Conservation Element, as well as addressing the provision of other utilities to the community. California Government Code Section 65103(c) requires the Town to conduct an annual review of its capital improvement program to assure consistency with the General Plan. Finally, the Town must comply with state Water Code requirements. Therefore, this Element is provided as a framework for the Town's compliance with state law.

Domestic Water

There are several public and private water purveyors currently serving the Town of Apple Valley and Sphere of Influence. These include: Apple Valley Foothill County Water District, Apple Valley Heights County Water District, Apple Valley Ranchos Water Company, Apple Valley View Mutual Water Company, County Service Area 64, Golden State Water Company, Juniper Rivera County Water District, Mariana Ranchos County Water District, Navajo Mutual Water Company, Rancheritos Mutual Water Company and Thunderbird County Water District. These are shown on Exhibit III-2 in the Water Resources Element.



The two largest water purveyors in the Town, Apple Valley Ranchos Water Company (AVR), and Golden State Water Company, are discussed below. Other water purveyors are further discussed in the Water Resources Element. AVR, which is the largest water purveyor in the Town, currently (2008) serves the majority of the area within the Town's corporate limits and is considered the primary water service provider in Apple Valley.

Apple Valley Ranchos Water Company (AVRWC or AVR)

Currently (2008) AVRWC operates 23 domestic wells in Apple Valley and serves more than 19,000 customer connections. The current (2007) total groundwater production capacity of the AVR system is approximately 37.79 million gallons per day (MGD). AVR's water system includes approximately 400 miles of water lines ranging from 4 inches to 20 inches in diameter. The distribution system is equipped with elevated storage capacity of over 11 MG.

AVR subdivides its system into 15 pressure zones to ensure that adequate pressures and flow capacities are available to all customers. Pressure zones are interconnected and separated by booster pumps or pressure reducing stations, as necessary. The Main Zone is the largest and serves as the core of AVR's system. It receives water pumped from 20 of the District's 23 wells, and provides 6 MG (54.5 percent) of its 11 MG elevated storage capacity. Along with its associated reduced pressure zones, the Main Zone has adequate capacity to serve residential demand and fire flow requirements to an elevation of approximately 3,040 feet above mean sea level. New pressure zones would be required to serve development in higher elevations, such as the north side of the Desert Knolls area. A booster pump station and an elevated storage tank would also be required.

There are twelve (12) other AVR pressure zones within the Town limits, including the following: Corwin, Reduced Corwin, Desert Knolls, Aztec, Bell Mountain, Stoddard, Riverside, High County, Tract 15250, Sterling, Premier and Jess Ranch. Two other AVR pressure zones occur outside the Town and its Sphere of Influence. These are the Youngstown, which is supplied by the Main Zone via a large main within Cahuilla Road, and the Bellvue, a non-contiguous stand-alone water system west of U.S. I-15.

AVR is located in the Mojave Water Basin and is subject to the Mojave Basin Judgment (the Adjudication) of this basin. The Adjudication assigns to AVR an annual "free production allowance" (FPA), which is currently (year 2007-08) 11,250 acre-feet, including carry-over from the 2006-07 FPA. Beyond this amount, all groundwater that is pumped is subject to replacement, which can be accomplished in 2 ways: 1) payments to the Watermaster for water acquisition (for 2005-2006, these payments were levied at a rate of \$246 per acre-foot); or 2) through a transfer of water allocation from another party to the Adjudication of unused water rights within the Alto Subarea. During water year 2005-2006, AVRWC's imports, inflows, return flows and outflows equaled consumption, or "production safe yield."

The AVR 2005 Urban Water Management Plan indicates that within the Alto Subarea, groundwater levels decline from an elevation of 2,815 feet in 1960 to approximately 2,755 feet in 1995. Almost all of the basins within the Mojave River Basin are currently in overdraft conditions. Conditions within the Alto Subarea and the larger Mojave Water Basin are discussed in detail in the Water Resources Element and the General Plan EIR.

Golden State Water Company

The Golden State Water Company (Golden State, GSWC) currently (March 2008) serves approximately 2,847 active service connections within the nearly 4± square miles of its Customer Service Area (CSA) that is within the Town of Apple Valley and its Sphere of Influence. There are two Golden State water systems within its CSA in Apple Valley: the Apple Valley North system and the Apple Valley South system.

The North system includes service connections east of Central Road and north of Waalew Road. A portion of the south system CSA is located north of Tussing Ranch Road, and a portion is located north of Bear Valley Road east of Toltec. GSWC currently utilizes 2005 water demand data, which has been used to complete its master plans. Based on year 2005 data, the average water demand is approximately 416 acre-feet per year (AFY) in the North system, and approximately 789 AFY in the South system. Golden State projects that demand in the Apple Valley North and South systems will increase to 3,609 AFY by year 2030. Please also see the Water Resources Element.

Mojave Water Agency

The Mojave Water Agency (MWA) was established to contract with the State Department of Water Resources (DWR) to purchase water from the State Water Project (SWP), and has primary authority to protect, conserve and reclaim water. Based on this authority, the MWA administers several programs to oversee the management of the Mojave Ground Water Basin. These include groundwater recharge projects, monitoring groundwater levels and quality, computer modeling of groundwater levels, developing and implementing public information programs, and formulating a groundwater management plan. The MWA 2005 Urban Water Management Plan Update shows that with increased water demands over the next 20 years, additional projects and water management actions will be necessary to maintain groundwater levels and protect groundwater quality for all users, including municipal, agricultural, industrial, recreational, and environmental. In order to do so, continued groundwater basin recharge will be necessary. Without such projects and if overdraft conditions persist or intensify, the presiding Judge for the Mojave Basin Area Judgment could require mandatory cutbacks in production.

Wastewater Treatment

The local wastewater collection system is owned, operated and maintained by the Town of Apple Valley. The Town's Sewer Master Plan was last updated in 1993. It identified the wastewater facilities needed to serve development within the Town. The Town has budgeted for a Plan update during FY2008-2009 to ensure that the system is adequate to serve the future needs of the Town and its Sphere of Influence.

Wastewater is collected via force main lines and gravity sewer lines ranging in diameter from 6 inches to 24 inches. Wastewater is conveyed to the Victor Valley Waste Water Reclamation Authority (VVWRA) treatment plant in Victorville via two regional intercept lines. One extends south along Dale Evans Parkway south of Morro Road and trends southeasterly along Stoddard Wells Road to Highway 15, where it enters Victorville and is conveyed to the VVWRA. The second line extends west from Nanticoke Road along Standing Rock Avenue trending northwest generally along Highway 18, then turning southwest at the Town's western boundary and continuing to the VVWRA. Both lines are owned and maintained by the VVWRA.

The VVWRA treatment plant is located at 20111 Shay Road in Victorville. Currently (October 2008), the plant's treatment capacity is 18 mgd. Average daily use is 13 mgd.

The VVWRA is a joint powers authority that includes the Town of Apple Valley, City of Hesperia, City of Victorville and San Bernardino County. Funding for the VVWRA collection and treatment facilities is authorized by the VVWRA. The participating jurisdictions collect connection fees and monthly assessments that are passed through to the VVWRA. Industrial users are charged based on volumes of wastewater requiring treatment. There are additional surcharges for wastewater with concentrations of biological oxygen demand, concentrations of total suspended solids and concentrations of ammonia.

Approximately 30% of development in the Town is connected to sewer facilities. Unsewered development is served by on-lot septic systems. The Town's Sewer Connection Policy, adopted in 2006, requires that new development with total gross lot sizes of less than one acre and within one-half mile of existing sewer facilities connect to the Town's collection system. For developments more than one-half mile from existing facilities, developers must install dry sewers, or with the approval of the Regional Water Quality Control Board (CRWQCB), developers may install interim "Holding Tank System" to create a working collector sewer system within the development. Ultimately, all new development is to be connected to the community sewage collection system.

The cost to transport wastewater from many areas of the Town that are outside the existing wastewater treatment system to the VVWRA is considered prohibitive. To address this issue, the Town has identified areas where sub-regional wastewater treatment plants might be located to serve existing and future development. This advance planning effort is further discussed under Future Directions, below.

California Water Code (Section 13260) requires "any person discharging waste or proposing to discharge waste that may affect waters of the State, except to a community sewer system, to file a report of waste discharge with the regional board of that region" where densities exceed two (2) dwelling units/acre. Commercial and industrial wastewater discharges are also subject to these requirements where discharge volumes exceed certain thresholds.

The California Regional Water Quality Control Board (CRWQCB), Lahontan Region, implements federal and state laws and regulations pertaining to water quality. In 1990, the Town and the CRWQCB entered into a Memorandum of Understanding (MOU) that allows the Town to issue building permits for development projects that use individual septic systems without

obtaining CRWQCB approval, based on certain conditions. These conditions are defined in the MOU and consider issues such as on-site soil characteristics, type of residential development proposed, and estimated wastewater flows from proposed commercial and industrial projects.

Electric Service

Southern California Edison (SCE) distributes electricity to the Town and its Sphere of Influence. SCE provides electric power that is generated from a variety of sources, including nuclear, natural gas, geothermal, biomass, wind, solar and hydroelectric sources. More than 16% of SCE's total energy portfolio is currently (2008) comprised of renewable energy sources. SCE is developing new transmission facilities that are expected to provide for greater utilization of wind energy sources, thereby increasing to 20% the amount of electrical energy distributed by SCE and coming from renewable sources by year 2020.

SCE maintains electrical transmission and distribution facilities in the Town, which connect with facilities located throughout its approximately 50,000 square mile service territory. These include electric transmission corridors, with local distribution lines and substations to step down power for local distribution throughout the area, as well as high and low voltage electric lines. There are four major electric transmission corridors in the region, each of which has 115 kV lines that provide power to local businesses, industrial plants, institutions, and residences via distribution facilities and circuits ranging from 33kV to 6.9kV. There are three SCE substations in the Town of Apple Valley; substation voltages range from 33kV to 115kV. Within the Town boundaries, all new electric lines of 34.5kV or less are installed underground, as set forth in Town Ordinance 14.28.020. SCE has indicated that it plans the construction of an additional substation in Apple Valley to serve newly developing areas by year 2013; it is currently (2008) conferring with the Town to determine a location.

SCE has planned for new infrastructure over the next 10 years to be able to adequately serve existing and new development within its service area. Based on SCE's current 10-year load forecasts, it expects to be able to provide electrical service to future development within the Town and its Sphere of Influence. Future growth may require the construction and extension of additional lines.

Natural Gas Service

Southwest Gas (SWG) provides natural gas service to the Town and its Sphere of Influence for space heating, commercial and industrial processes, domestic hot water, and air conditioning applications. Currently (March 2008) Southwest Gas owns and maintains a distribution system consisting of pipelines ranging from 2 to 4 inches in diameter, which typically run within developed public rights-of-ways. Nominal operating pressure for these lines is generally 40 pound-force per square inch gauge (psig).

The high-pressure pipeline corridor system includes a combination of 4-inch, 6-inch, 8-inch and 12-inch diameter high-pressure lines operating at 240 psig. The following are the locations and pipeline size ranges for existing high-pressure pipeline facilities corridors in Apple Valley:

- Along Central Road from Quarry Road to Ottawa Road (8 inch, 12 inch);
- Along Thunderbird Road from Central Road to Highway 18 and Quantico Road (4 inch, 6 inch, 8 inch);
- Along Ottawa Road from Central Road to Kiowa Road (8 inch);
- Along Kiowa Road from Ottawa Road to Tussing Ranch Road (4 inch, 12 inch);
- Along Del Oro Road from Kiowa Road to Joshua Road (4 inch);
- Along Bear Valley Road from Kiowa Road to Mojave River Road (8 inch);
- Along Apple Valley Road from Bear Valley Road to Yucca Loma Road (4 inch, 6 inch).

SWG works directly with project developers to insure that adequate facilities exist or can be extended to serve proposed development. They will provide detailed facilities maps showing facilities existing at the time of the information request from approved development. At that time, SWG analyzes the additional demand to determine their ability to add or extend infrastructure to serve a project. Upon this determination, SWG issues a “will serve” letter to confirm the availability of facilities. New development fair share funding of any required system upgrades are determined based on SWG tariffs, which are established by the California Public Utilities Commission (CPUC).

Telephone, Internet and Television Service

Verizon provides local telephone services in the Town of Apple Valley and its Sphere of Influence area via a standard telephone network (copper lines). Telephone service is also available within incorporated areas Town via Verizon’s fiber optic network (FiOS). Verizon provides high-speed Internet services as well as high-definition television via the FiOS network, which generally provides faster download speeds than DSL lines. Verizon provides point-to-point data transmission services to business customers in Apple Valley via DS3 or T1 high-speed data transmission lines. Currently there are no customer service facilities available in Apple Valley, however customers can manage accounts and make payments online.

Charter Communications provides telephone service, as well as cable television and high-speed Internet, to most areas of Apple Valley. Charter has approximately 446 miles of coaxial cable, of which about 292 miles is aerial and approximately 154 miles is underground. Bandwidth speeds have been designed at 550 megahertz (MHz) with capacities of up to 820 MHz in some areas of its service area. Charter provides approximately 380 miles of fiber optic network to the high desert communities of Apple Valley, Hesperia, Adelanto and Victorville. Charter was unable to provide a breakdown of the number of miles covered by its fiber optic network within Apple Valley.

Solid Waste Management

The Town of Apple Valley maintains a contract for solid waste and recycling services with Burrtec Waste Industries of Fontana, California. Burrtec collects solid waste, including non-hazardous industrial waste, from Apple Valley and transports it approximately 12 miles to the Victorville landfill located to the northwest of the Town. The landfill is part of the San Bernardino County landfill system. The County has acquired additional acreage at the landfill to

expand capacity. Based on this expansion, the Victorville landfill is estimated to have a closing date of 2047.

In 2006, commercial sources in the Town of Apple Valley generated approximately 43,382 tons of solid waste annually. Residential sources generated approximately 25,479 tons. The County's landfill in Victorville currently (first quarter 2008) averages receipts of approximately 1,293 tons per day. Receipts are currently at lower averages than in first quarter 2007 (approximately 1,401 tons per day), which is likely attributable to slow downs in the housing and construction market. The landfill's daily permitted limit is 3,000 tons per day.

The County Fire Department coordinates and facilitates household hazardous waste disposal. Under the authority of the County Fire Department's Household Hazardous Waste program, the Town operates a collection center located at the Town's Public Works Yard at 22411 South Outer Highway 18. Materials accepted for disposal at this location include pesticides, wood preservatives and solvents, automobile batteries, and small electronic items such as television sets and computer monitors, as well as other materials. The center is open the first and third Saturdays of each month from 10:00 a.m. to 2:00 p.m. Approved County contractors categorize, sort, pack and haul wastes to approved facilities. Wastes are processed and packaged for off-site recycling or incineration, as applicable. Oil filters, oil, latex paint, antifreeze and batteries are among those items that are further recycled.

Small-scale generators of industrial hazardous wastes qualify for the County's "Conditionally Exempt Small Quantity Generators" (CESQGs) program. To qualify for the program, a business must generate less than 27 gallons or 220 pounds of hazardous waste, or 2.2 pounds of extremely hazardous waste, on a monthly basis. The San Bernardino County Fire Department will collect hazardous waste, or businesses can deliver waste to the County's collection facility, if such delivery can be accomplished safely and in compliance with all regulatory requirements. Wastes are then transported to a state-permitted processing facility located in San Bernardino and further recycled or incinerated.

Hazardous waste from businesses that generate more than the threshold amounts is collected by private contractors collect for disposal by County-approved hazardous waste disposal firms in accordance with state and federal regulations for such waste.

Recycling Efforts

Municipalities in California are required, in accordance with the California Waste Management Act (AB 939), to reduce the amount of waste that is transported to landfills by 50 percent, as of year 2000. The Town's recycling programs are responsive to AB 939. Individuals also have the option of participating through private recycling operators.

Recyclable materials are collected curbside from residential, commercial and industrial locations on at least a weekly basis by AVCO, a Burrtec company. Materials are transported to the Victor Valley Materials Recovery Facility (MRF) in Victorville. The MRF sorts, bales and ships recyclables at a rate of approximately 20 tons per hour, and can process over 800 tons per week. The MRF is jointly owned by the Town of Apple Valley and the City of Victorville, and operated by Burrtec.

Based on Department of Public Works records, in 2006, AVCO collected approximately 68,861 tons of recyclable materials from sources in the Town, as follows: commercial sources – 43,382 tons; residential sources – 25,479 tons.

The Town is part of the Zero Waste Communities of San Bernardino County (ZWC), a collective effort by 16 townships and cities in the County to educate residents on ways to reduce, reuse and recycle to extend the lives of the County's landfills. Recycling services also address issues of sustainability and global warming by resulting in energy and resources conservation.

Greenwaste generated in the Town of Apple Valley is accepted at the California Bio-Mass composting facility on Shay Road in Victorville. The facility uses greenwaste for composting. The Victorville facility processes approximately 18,000 tons of greenwaste annually. Of this amount, approximately 1,771 tons were generated from sources in Apple Valley in 2006, and 925 tons in 2007. California Bio-Mass in Victorville has a daily processing capacity of 200 tons, and has a permitted expansion area for an additional 500 tons per day.

FUTURE DIRECTIONS

Effective land use planning requires the planned and cost-effective extension of water, wastewater and other public utilities. The economic health and development potential of a community is impacted by the availability and quality of these services. Modern and available utility infrastructure is essential to attract commercial, industrial and hotel/motel development, which are considered important parts of the Town's economic base. The Town's long-range facilities' planning is essential in the timely provision of adequate public service and utility services over the long-term. This process should therefore be active and continuous, benefiting from close coordination with the appropriate public and quasi-public agencies and service providers.

The Town will continue to play a pivotal role in addressing existing and future service issues, such as sharing information on current and future land use and development, coordinating planning of domestic water service, and the potential for establishing sub-regional wastewater treatment facilities to connect currently unsewered development to the wastewater treatment system.

The Town should also continue to monitor the emergence of and demand for new technologies, such as fiber optic cabling and high-speed data transmission, to anticipate expansion plans and ensure the provision of state-of-the-art technologies to future development in the Town and its Sphere of Influence. Information provided in this General Plan regarding existing and future development in the Town and Sphere will help utility providers plan to meet the community's needs.

GOAL, POLICIES AND PROGRAMS

Goal

The provision of a range of water, wastewater and other utility services and facilities that is comprehensive and adequate to meet the Town's near and long-term needs in a cost-effective manner.

Policy 1.A

The Town shall coordinate with the various domestic water service providers to ensure that local and regional domestic water resources and facilities are protected from over-exploitation and contamination.

Program 1.A.1

The Town shall support the Department of Public Works, the various domestic water service providers serving the town, and the Victor Valley Wastewater Reclamation Authority in the development of alternative sources of groundwater recharge, and expansion of facilities to treat and distribute reclaimed and/or/recycled water.

Responsible Agency: Public Works Division, Apple Valley Ranchos Water Company, Golden State Water Company, other water services providers, Victor Valley Wastewater Reclamation Authority.

Schedule: Ongoing

Program 1.A.2

The Town, along with the Apple Valley Ranchos Water Company, Golden State Water Company, and other water services providers, shall continue and augment their water conservation initiatives by expanded efforts that promote the use of water efficient landscaping in all development, as well as water-efficient technologies in new construction or structures that undergo significant remodeling.

Responsible Agency: Public Works Division, Building & Safety Division, Apple Valley Ranchos Water Company, Golden State Water Company, other water services providers.

Schedule: 2008-2009, Ongoing

Program 1.A.3

The Town shall, along with the various water services providers, evaluate and implement appropriate actions and regulations to facilitate the retrofitting of residential and commercial landscaping/irrigation and appliances and processes that use water so as to substantially increase water use efficiencies.

Responsible Agency: Public Works Division, Building & Safety Division, Apple Valley Ranchos Water Company, Golden State Water Company, other water services providers.

Schedule: 2008-2009, Ongoing

Program 1.A.4

The Town shall coordinate with the various water service providers to ensure that water customers are provided with conservation incentives, including free information on water use and conserving technologies, rate structures that encourage conservation, discounts on advanced irrigation controllers, and other incentives.

Responsible Agency: Public Works Division, Apple Valley Ranchos Water Company, Golden State Water Company, other water services providers.

Schedule: 2008-2009, Ongoing

Policy 1.B

The Town shall continue to require sewer connection where feasible at the time that a lot is developed, or when service becomes available.

Program 1.B.1

The Town shall utilize budgeted funds to expedite the update of its Master Sewer Plan.

Responsible Agencies: Public Works Division.

Schedule: 2008-2009

Program 1.B.2

The Town and its Department of Public Works shall confer and coordinate with the Victor Valley Wastewater Reclamation Authority to identify and evaluate the feasibility of constructing sub-regional wastewater treatment plants within areas in Apple Valley where community sewer connections are not currently available.

Responsible Agencies: Planning Division, Public Works Division, Victor Valley Wastewater Reclamation Authority.

Schedule: 2008-2009, Ongoing

Program 1.B.3

The Town and its Departments of Public Works and Building and Safety shall continue to require that, to the greatest extent feasible, new development extend and connect to sewer lines. Should on-lot septic systems be required, the Town shall require the installation of "dry sewers" and the payment of connection fees for future sewer main extensions.

Responsible Agencies: Public Works Division, Building and Safety Division, San Bernardino County Environmental Health Department.

Schedule: Ongoing

Program 1.B.4

To ensure that the sewer connection requirement is met, the Building and Safety and Public Works Departments shall establish a procedure to identify home sales and ensure that mortgage and escrow companies in the area are notified of the requirement upon failure of existing sub-surface disposal (septic) systems.

Responsible Agencies: Building and Safety Division, Public Works Division

Schedule: 2008-2009, Ongoing

Policy 1.C

The Town shall ensure that every effort is made to facilitate cost-effective and timely extension and expansion of community-development support services.

Program 1.C.1

In conjunction with local utility and service providers, the Town shall coordinate its Capital Improvement Program to ensure that adequate and cost-effective services and facilities and capacities are provided to serve future growth and development.

Responsible Agencies: Public Works Division, Finance Department, various water agencies, other utilities and service providers

Schedule: 2008-2009

Program 1.C.2

In conjunction with appropriate public and quasi-public agencies and utilities, the Town shall conduct on-going infrastructure assessments, including capacity and expansion and improvement needs in order to implement responsible growth management.

Responsible Agencies: Public Works Division, various water agencies, other utilities and service providers

Schedule: 2008-2009

Policy 1.D

The Town shall confer and coordinate with service and utility providers to ensure the timely expansion of facilities so as to minimize or avoid environmental impacts and disturbance of existing improvements. Planning efforts shall include design and siting of support and distribution facilities.

Program 1.D.1

The Town may require and otherwise shall encourage that subsurface transmission facilities, including underground utility lines, be consolidated to limit disruption to traffic and roadways from those facilities.

Responsible Agencies: Public Works Division, various water agencies, SCE, SWG, Verizon, other utilities and service providers

Schedule: Ongoing

Policy 1.E

The Town shall encourage and support the integration of energy conservation technologies throughout the community.

Program 1.E.1

The Town shall explore and implement, where appropriate, actions and regulations facilitating conservation strategies by business and residential development, as well as implementing technology during remodeling or retrofitting to increase energy use efficiencies to the greatest extent practicable.

Responsible Agencies: Public Works Division, Building and Safety Division, various water agencies, SCE, SWG, other utilities and service providers

Schedule: 2008-2009, Ongoing

Policy 1.F

The Town and its solid waste disposal service provider shall continue to consult and coordinate to maintain and surpass, where possible, the provisions of AB 939 by means of expanded recycling programs to divert resources from the waste stream that can be returned to productive use.

Policy 1.G

To the greatest extent feasible, the Town shall encourage commercial and industrial establishments to minimize the amount of packaging and potential waste associated with product manufacturing and sales.

Policy I.H

Power and other transmission towers, cellular communication towers and other major utility facilities shall be designed and sited so that they result in minimal impacts to viewsheds and minimally pose environmental hazards.

Policy 1.I

Planning, development and installation of state-of-the-art telecommunications and other broadband communications systems shall continue to be encouraged as essential infrastructure in the Town's Sphere of Influence.

Policy 1.J

The use of alternative fuel vehicles shall be encouraged in the Town and in others.

Policy I.K

Alternative energy use for individual property owners shall be encouraged and an incentive program considered.

Program I.K.1

The Town shall confer and coordinate with Southern California Edison and Southwest Gas to educate individual property owners regarding availability, cost, and installation of solar, biomass, and other alternative energy systems.

Responsible Agencies: Community Development Department, Building and Safety Division, SCE, SWG

Schedule: 2008-2009, Ongoing

Program I.K.2

The Town shall confer and coordinate with Southern California Edison, Southwest Gas, and other applicable energy providers to educate and encourage developers to incorporate alternative energy systems in new development within the Town.

Responsible Agencies: Community Development Department, Building and Safety Division, SCE, SWG

Schedule: 2008-2009, Ongoing