

The analysis of public services and utilities within the vicinity of the project site includes an evaluation of the potential impacts to fire protection, law enforcement, schools, parks and recreation, libraries, and utilities with implementation of the proposed project. The evaluation is based on data and information collected from available documentation and personal communication with the Salinas Rural Fire Protection District, Monterey County Sheriff's Office, the Washington Union and Salinas Union High School Districts, Monterey County Parks Department, California-American Water Company, California Utilities Service, Central Coast Regional Water Quality Control Board and Monterey Regional Waste Management District. Letters confirming service by California Utilities Service and California-American Water Company are included as part of **Appendix H**.

3.9.1 ENVIRONMENTAL SETTING

PUBLIC SERVICES

Fire Protection Services

Fire protection service at the project site would be provided by the Salinas Rural Fire Protection District (SRFPD). The SRFPD provides firefighting, rescue and emergency medical service to approximately 21,000 residents district wide. The SRFPD service area is comprised of approximately 250 square miles of predominantly rural and agricultural land uses, in addition to the community of Spreckels. In 2003, the SRFPD responded to 1,334 incidents, with 41 percent medical emergencies.

The SRFPD staff consists of 35 full-time employees and 14 volunteer firefighters. The full-time firefighters are trained as emergency medical technicians and certified in the use of semi-automatic defibrillators and an advanced airway device. The volunteer firefighters are fully trained as "First Responders." All personnel receive specific training on wildland fire control.

The SRFPD consists of three fire stations: the Toro Station (Station #1) located at 19900 Portola Drive, Salinas; the Chualar Station (Station #2) located at 24281 Washington Street, Chualar; and the Laureles Station (Station #3) located at 31 Laureles Grade, Salinas. The administrative office is located at 201 Monterey-Salinas Highway/State Route 68 in Monterey.

Station #3 would serve the project site. The response area for Station #3 includes the State Route 68 corridor from just west of Toro Park to Olmstead Road and Laureles Grade to the Carmel Valley side of the Laureles Summit. The Laguna Seca Recreation Area is also located in the response area for Station #3. Station #3 has an engine company staffed with a captain and three full-time firefighters on duty each day. According to the Salinas Rural Fire Protection District, the average response time to the project site would be approximately five minutes (Personal communication with Captain Chris Handle, Salinas Rural Fire Protection District. September 14, 2005).

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Law Enforcement Services

Monterey County Sheriff's Office

The Monterey County Sheriff's Office (hereinafter referred to as "Sheriff's Office") is the main provider of law enforcement services to the unincorporated areas of Monterey County. Uniformed patrol, crime investigation and crime prevention are some of the main duties of the Sheriff's Office. The Monterey County Sheriff's Office has 86 deputies, 15 sergeants, and three commanders assigned to patrol. Their primary mission is to protect the life and property of citizens in Monterey County and operate the County jail.

The Monterey County Sheriff's Office has three patrol stations: the Central Station (formerly the Salinas Station) located at 1414 Natividad Road, Salinas; the Coastal Station located at 1200 Aguajito Road, Monterey; and the South County Station located at 250 Franciscan Way, King City. The closest patrol station to the project site is the Central Station. Central Station, currently has 34 deputies (out of an allotment of 49) to provide coverage for the northern third of Monterey County including the unincorporated communities of Castroville, Aromas, Toro Park, Spreckels, Prunedale, and Chualar. According to the Monterey County Sheriff's Office, the response time to the project site would range from five to seven minutes, depending on the location of the officer on the beat and the priority of the call (Personal communication with Captain Alan Wheelus, Monterey County Sheriff's Office. September 14, 2005).

California Highway Patrol

The California Highway Patrol has jurisdiction and law enforcement powers on all County roads and state highways. The California Highway Patrol is particularly concerned with enforcement of the vehicle code and other matters related to vehicle use such as traffic accidents. The California Highway Patrol services the Toro Area Plan planning area through its substation located at 19055 Portola Drive near the City of Salinas.

Monterey County Parks Department

The Monterey County Parks Department rangers are authorized to enforce park ordinances, protect park property, and maintain the peace within the park. They have jurisdiction in Toro Regional Park and have a cooperative agreement with the Sheriff's Office for penal code violations and arrests within the park.

Schools

Washington Union School District provides primary education to the project site, while secondary education is provided by Salinas Union High School District. Within Washington Union School District there are three schools, Toro Park Elementary, Washington Elementary, and San Benancio Middle School. Salinas Union High School District contains eleven schools but students would only attend Salinas High School within this District. **Table 3.9-1, Enrollment Data for Washington Union and Salinas Union High**

School Districts (School Year 2005-2006) provides enrollment data for all applicable schools in the Washington Union School District and the Salinas Union High School District.

**TABLE 3.9-1
ENROLLMENT DATA FOR WASHINGTON UNION AND
SALINAS UNION HIGH SCHOOL DISTRICTS
(SCHOOL YEAR 2005-2006)**

School	School Year 2005-2006			
	Grades	Enrollment	Pupil Teacher Ratio	Average Class Size
Washington Union School District		963	21.5	24.5
Toro Park Elementary	K - 3 rd	412	19.6	19.6
Washington Elementary	4 th - 5 th	228	28.5	28.5
San Benancio Middle School	6 th -8 th	323	20.6	25.4
Salinas Union High School District		13,578	23.5	30.0
Salinas High School	9th - 12th	2,634	26.3	31.8

Source: California Department of Education

According to Washington Union School District, the student generation rate is 0.4 students per residential unit and the District has a maximum capacity of approximately 980 students (Personal communication with Pat Welsh, Operations Manager, Washington Union School District on September 19, 2005 and with Tina Graham, Washington Union School District on November 17, 2006). According to Salinas Union High School District, the current generation rate is 0.19 students per residential unit. The school board has recommended that Salinas High School have a capacity of 2,000 students (Personal Communication with Karen Luna, Manager of Planning/Facilities, Salinas Union High School District. September 14, 2005). During the 2005-2006 school year the school was beyond capacity by approximately 634 students

Parks and Recreation

The Monterey County Parks Department owns and operates the 4,789-acre Toro Regional Park located along State Route 68 and adjacent to the project site. Toro Regional Park provides 17 miles of nature and equestrian trails; maintains an organized youth group camping area that will accommodate approximately 100 people, maintains an environmental nature center; provides for several large group day use picnic areas; and has nearly 350 picnic tables for day use. There is also an equestrian staging area located in Toro Regional Park for public use and a horse rental facility.

Fort Ord BLM Land

The Bureau of Land Management owns approximately 7,200 acres of public land on the former Fort Ord. These public lands offer 50 miles of trails that are open every day from

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dawn to dusk for hikers, mountain bikers, horseback riders, wildlife photographers, and wildflower and plant lovers.

UTILITIES

Potable Water

Most water users within the Toro Area Plan planning area obtain potable water from private wells or wells owned and operated by water service providers. The project site is located within the jurisdiction of California-American Water Company (Cal-Am) service area. Cal-Am will serve water to the proposed project under the provisions of the rules, regulation and tariffs of the California Public Utilities Commission (CPUC) (Cal-Am. 2001).

Wastewater Treatment

Wastewater treatment service for the project site would be provided by California Utilities Service. California Utilities Service has a sewer treatment plant located at 16625 Reservation Road in Salinas. The current capacity of the facility is 300,000 gallons per day and current usage is only 220,000 gallons per day. Using the average single-family home wastewater generation rate of 250 gallons per day per household, the facility has the capacity to accommodate approximately 320 more single-family residences (Written communication from Thomas Adcock, Vice President, California Utilities Service. September 22, 2005, and personal communication with Rene Fuog, Fuog Water Resources. September 22, 2005). According to the Monterey County Division of Environmental Health, both influent and effluent flows at the facility are currently metered (Personal communication with Mary Anne Dennis, Supervisor of Environmental Review, Monterey County Division of Environmental Health. December 9, 2005).

California Utilities Service currently has a valid permit to operate their treatment facility according to a letter received from Central Coast Regional Water Quality Control Board (RWQCB) dated April 7, 2006, which is included in Appendix H. However, there is a minor clerical error in the permit in that the permit is for a pond type of treatment facility. The wastewater treatment plant is operating as a sequencing batch reacting type of facility. It has been confirmed by the RWQCB that it was not the fault of California Utilities Service that the permit was issued for the wrong type of facility. The actual type of treatment facility is superior and provides better quality treatment than the type of facility the permit was originally issued for by the RWQCB. California Utilities Services submitted an application to the RWQCB in April 2005 to correct the clerical error regarding the type of facility.

Solid Waste Service

Solid waste collection service at the project site would be provided by the Carmel Marina Corporation, a local division of Waste Management, and delivered to the Monterey Regional Waste Management District (MRWMD) landfill located outside of the City of

Marina. The MRWMD landfill receives solid waste disposal and sewage sludge; recovers recycling materials; and safely recycles or disposes of household hazardous waste for the many cities on the Monterey Peninsula. The MRWMD landfill currently has a permit capacity of 3,500 tons per day and receives an average of 750 tons per day. The facility was recently re-engineered to have a total capacity of 48 million tons, of which 40 million tons are remaining, which is expected to provide service through the year 2107 (Personal communication with Rick Shedden, Monterey Regional Waste Management District. 2006).

OTHER UTILITIES

Gas and electrical services for the proposed project are provided by Pacific Gas & Electric (PG&E) located at 2311 Garden Road in the City of Monterey. There are a multitude of local and long distance providers serving the project site. Installation of telephone infrastructure shall be through AT&T California. COMCAST Digital Cable is the cable provider within the project site.

3.9.2 REGULATORY SETTING

CALIFORNIA INTEGRATED WASTE MANAGEMENT ACT

To minimize the amount of solid waste that must be disposed of by transformation and land disposal, the State Legislature passed the California Integrated Waste Management Act of 1989 (AB 939), effective January 1990. According to AB 939, all cities and counties were required to divert 25 percent of all solid waste from landfill facilities by January 1, 1995 and 50 percent by January 1, 2000.

The Act further requires every city and county to prepare two documents to demonstrate how the mandated rates of diversion would be achieved. The first document is the Source Reduction and Recycling (SRR) Element describing the chief source of the jurisdiction's waste, the existing diversion programs, and the current rates of waste diversion and new or expanded diversion programs intended to implement the Act's mandate. The second document is the Household Hazardous Waste (HHW) Element, which describes what each jurisdiction must do to ensure that household hazardous wastes are not mixed with regular non-hazardous solid waste and deposited at a landfill.

SCHOOL FACILITIES ACT OF 1998

The School Facilities Act of 1998, also known as SB 50, provides state funding for new school construction projects that can satisfy specific criteria, including eligibility due to growth, Division of State Architect plan approval and California Department of Education site approval. However, the Act also dramatically limits the maximum amount of impact fees that can be charged by school districts as mitigation for new residential, commercial and industrial construction. Further, if the maximum amount is insufficient to meet their established policies, cities and counties are prohibited from imposing additional conditions to bring the development application into conformity with the established policies. The Act

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also prohibits local agencies from denying a development application on the basis of a person's refusal to provide school facilities mitigation that exceeds the fee amount and refusing to approve any legislative or adjudicative act on the basis that school facilities are inadequate.

COUNTY OF MONTEREY

Monterey County General Plan

Policies

- 47.2.1 The County shall impose a housing impact fee on all new residential development in districts, which demonstrate overcrowded classroom conditions for the purpose of funding interim school facilities.
- 51.2.2 County parks should be developed and distributed equitably, where feasible, in terms of population, geographic location, and recreation needs.
- 54.1.1 The County shall require provision of sewage treatment plan facilities for residential development within areas of development concentrations.
- 55.1.1 The County shall support the adopted Solid Waste Management Plan to achieve solid waste management objectives.
- 56.1.1 The County shall, when planning for development, provide for utility corridor rights-of-way.
- 56.2.1 The County shall, in accordance with the Monterey County Subdivision Ordinance, require that all new utility lines be placed underground.

Toro Area Plan

- 46.3.1 The County shall encourage the use of crime prevention methods such as sequential house numbering and non-repetitive street naming in subdivision design.
- 47.2.2 Emergency access and facilities within the Toro area should be improved.
- 54.1.5 To ensure cost-effective and adequate levels of wastewater treatment, the County shall promote relatively higher densities in areas where wastewater treatment facilities can be made available.

Monterey County Health Department, Division of Environmental Health (MCDEH)

The mission of the MCDEH is to prevent environmental hazards from occurring and to protect the public and resources from environmental hazards when they occur. They are

the agency responsible for reviewing proposed subdivision projects and single-family dwellings for water and sewage feasibility.

3.9.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The following thresholds for measuring a project's environmental impacts are based on CEQA Guidelines and standards used by the County of Monterey. For the purposes of this EIR, impacts are considered significant if:

- 1) They result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other objectives for
 - a. Police or Fire Protection;
 - b. School Facilities; or
 - c. Parks.
- 2) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- 3) Result in the construction of new or expansion of existing water or wastewater treatment facilities;
- 4) Result in the construction of new or expansion of existing storm water drainage facilities;
- 5) Exceed wastewater treatment capacity; and
- 6) Exceed landfill capacity or prohibit compliance with federal, state or local statutes and regulations for solid waste disposal;

METHODOLOGY

Available information pertaining to public services was reviewed during this analysis including, but not limited to the *Monterey County General Plan* (Monterey County 1982) and the *Toro Area Plan* (Monterey County 1983). Pacific Municipal Consultants contacted the Monterey County Sheriff's Office and the Salinas Rural Protection District to gather information on existing fire and police facilities, staffing for the planning area, and response times. In addition, Washington Union and Salinas Union High School Districts were contacted to obtain information on the educational facilities.

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PROJECT IMPACTS AND MITIGATION MEASURES

Fire Protection Service and Police Protection Service

Impact 3.9-1 Implementation of the proposed project would result in increased demand on fire protection and police protection service. However, the increase in demand on police and fire services would not be considered substantial enough to warrant construction of new or expanded facilities in order to maintain service ratios, response times, or other objectives for these public agencies. Therefore, this would be considered a **less than significant impact**.

The proposed project would introduce 17 residential units and increase the population, which would subsequently increase the demand on the Monterey County Sheriff's Office and the Salinas Rural Fire Protection District. The proposed project is anticipated to increase the population by approximately 50 persons, based on the average household size in the unincorporated area of Monterey County.

The Monterey County Sheriff's Office Coastal Station and Station #3 of the Salinas Rural Fire Protection District would provide fire and police protection service to the project site. According to the Monterey County Sheriff's Office, the response time to the project site would range from five to seven minutes, depending on the location of the officer on the beat and the priority of the call (Personal Communication with Captain Alan Wheelus, Monterey County Sheriff's Office. September 14, 2005). According to the Salinas Rural Fire Protection District, the average response time to the project site would be approximately five minutes (Personal Communication with Captain Chris Handle, Salinas Rural Fire Protection District. September 14, 2005).

The proposed project would increase the number of calls to the Monterey County Sheriff's Office and the Salinas Rural Fire Protection District. However, the increase in demand on police and fire services would not be considered substantial enough to warrant new or expanded facilities in order to maintain service ratios, response times, or other objectives for these public agencies. Any additional staffing or equipment needs associated with the proposed project would be compensated through property taxes collected from the new residential units. Therefore, the impacts to police and fire protection would be considered **less than significant**. No mitigation measures are necessary.

School Facilities

Impact 3.9-2 Implementation of the proposed project would result in an increase in the number of students attending schools within Washington Union and Salinas Union High School Districts. However, the project applicant shall be required to pay developer fees as part of the permit approval process and in accordance with Policy 47.2.1 of the *Monterey County General Plan*. Pursuant to Section 65996 (3)(h) of the California

Government Code, payment of these fees “is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.” Therefore, this would be considered a **less than significant impact**.

The proposed project has the potential to increase student enrollment in both the Washington Union and Salinas Union High School Districts with the development of residential uses. Using the current student generation rate of 0.4 students per residential unit, the proposed project would increase the student population for Washington Union School District by approximately seven students. Using Salinas Union High School District’s generation rate of 0.19 students per residential unit would account for three additional students to Salinas High School upon buildout of the proposed project.

Funding for new public schools comes primarily from state funds, bonds, general fund, capital facilities funds, and developer impact fees. Staff funding is provided by the State based upon average daily attendance counts. Funds to build needed school facilities are provided by existing developer school fees. The project applicant shall be required to pay developer fees as part of the permit approval process and in accordance with Policy 47.2.1 of the *Monterey County General Plan*. These fees are currently assessed at a rate of \$1.18 per square foot of residential development for Salinas Union High School District and \$1.55 per square foot of residential development for Washington Union School District. Pursuant to Section 65996 (3)(h) of the California Government Code, payment of these fees “is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.” Therefore, the impact to schools in Washington Union and Salinas Union School Districts would be considered a **less than significant impact**. No mitigation measures are necessary

Parks

Impact 3.9-3 Implementation of the proposed project would result in an increased demand on park services. However, the demand for local and regional parkland is minimal and the project applicant has committed to donating approximately 154 acres of the remainder parcel to the Monterey County Parks Department. Therefore, this would be considered a **less than significant impact**.

Typically, parkland is divided into two classifications: local and regional. Local parks provide opportunities for urban recreation in urban environments. In contrast, regional parks provide more rural or wilderness recreation opportunities. The County of Monterey standard for local developed parkland is 3 acres per 1,000 people while the standard for developed regional parkland is 0.7 acre per 1,000 people. Assuming that the average number of persons per household in the unincorporated area of Monterey County is 2.93,

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the proposed project would result in an increase in population of 50 people. Therefore, based on County's standards, the proposed project would increase the demand for regional parks by 0.035 acres and local parks by 0.15 acres.

The project site includes a 180-acre remainder parcel. The project applicant has committed to donating approximately 154-acres of the remainder parcel by deeding the property to the Monterey County Parks Department as an expansion of the adjacent Toro Park pursuant to Section 66428(a)(2) of the Subdivision Map Act. Since the demand for local and regional parkland is minimal and the project applicant has committed to donating approximately 154 acres of the remainder parcel to the Monterey County Parks Department, the impact on local and regional parkland would be considered **less than significant**. No mitigation measures are necessary.

Increased Wastewater Flows

Impact 3.9-4 Implementation of the proposed project would result in increased wastewater flows, which may exceed the capacity of the existing wastewater treatment plant and/or require expansion of existing wastewater collection system. This would be considered a **potentially significant impact**.

The proposed project includes an extension of the existing wastewater collection system within the right-of-way of proposed roadway improvements on the project site. The 17 residential units would individually connect to the extended wastewater main and wastewater would flow to the existing wastewater treatment facility located at 16625 Reservation Road in Salinas and operated by California Utility Service. According to the Monterey County Division of Environmental Health, both influent and effluent flows are metered at the wastewater treatment facility (Personal communication with Mary Anne Dennis, Supervisor of Environmental Review, Monterey County Division of Environmental Health. December 9, 2005). California Utility Service currently has a valid permit to operate their treatment facility according to a letter received from Central Coast Regional Water Quality Control Board (RWQCB) dated April 7, 2006, which is included in Appendix H.

Based on the average wastewater generation rate of 250 gallons per day per household, the proposed project would generate approximately 4,250 gallons of wastewater per day. This represents a two percent increase wastewater flow currently processed by the California Utilities Services facility. The current capacity of the wastewater treatment facility is 300,000 gallons per day and current usage is only 220,000 gallons per day, providing sufficient capacity to accommodate approximately 320 additional single-family residences (Written communication from Thomas Adcock, Vice President, California Utility Service. September 22, 2005, and personal communication with Rene Fuog, Fuog Water Resources. September 22, 2005). Given that the proposed project includes the construction of 17 residential units and does not exceed 320 single-family residences, wastewater generated by the proposed project would not exceed the capacity of the

existing wastewater treatment facility. The following mitigation measure would ensure that the wastewater collection system is accomplished in accordance with the applicable regulations and guidelines subject to review and approval by the County of Monterey.

Mitigation Measure

MM 3.9-4 Prior to filing of the Final Subdivision Map, Monterey County Division of Environmental Health shall require that the project applicant prepare and submit wastewater collection improvement plans and calculations prepared by a registered engineer that demonstrate adequate capacity. The wastewater collection improvement plans shall be subject to approval by California Utility Service and the County of Monterey. Upon review of the design, the project applicant shall be required to enter into a water main extension agreement with California Utility Service.

Implementation of the above mitigation measure will ensure that the impact associated with increased wastewater flow is reduced to a **less than significant** level.

Potable Water Treatment and Distribution Facilities

Impact 3.9-5 Implementation of the proposed project would result in increased potable water demand. However, according to Cal-Am, the existing Ambler Park treatment facility would be able to accommodate the increased potable water demand associated with the proposed project, once a water main extension agreement has been executed for the New Well as required by mitigation measures **MM 3.6-2a** and **MM 3.6-2b**. Therefore, this would be considered a **less than significant impact**.

As discussed in **Section 3.6, Groundwater Resources and Hydrogeology**, the proposed project's potable water of 12.75 acre feet per year (AFY) will be procured from two existing wells. The two wells would be operated by California-American Water Company (Cal-Am) as one water system. The Oaks Well is located in the nearby Oaks subdivision and the New Well is located south of Harper Canyon Road (Assessor's Parcel Number 416-621-001-000) as shown in **Figure 3.6-1, Groundwater Basin and Well Locations**. The Oaks Well would supply water to the proposed project and the approved Oaks subdivision, a nine-unit subdivision located along San Benancio Road. The Oaks Subdivision has an estimated water demand of 4.66 AFY providing a total estimated water demand for the combined water system of 17.41 AFY (15,542 gallons per day). Both existing wells would procure water from the Paso Robles Aquifer within the San Benancio Gulch subarea of the El Toro Groundwater Basin. According to the *Project Specific Hydrogeologic Report - Harper Canyon Realty LLC Subdivision*, Cal-Am would operate this water system as a satellite system will ensure that water procured from within the Salinas Valley Groundwater Basin Assessment Zone 2C, will not be exported to Cal-Am's main water system, which is supplied by wells that are currently under a moratorium designated as a B-

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8 zoning district (see **Section 3.6, Groundwater Resources and Hydrogeology** for more information).

The estimated yields for the both wells are summarized in **Table 3.9-2, Well Yields for the Oaks and New Wells**. The estimated well yield for the Oaks Well is 92 gallons per minute (GPM) and 12 GPM for the New Well.

TABLE 3.9-2
WELL YIELDS FOR THE OAKS AND NEW WELLS

Well	Well Capacity (GPM)	24-Hour Specific Capacity (GPM/FT)	Discharge Rate (GPM)	Practical Yield (GPM)
Oaks Well	60	1.1	138	92
New Well	25	0.36	17	12

NOTES: GPM = gallons per minute, GPM/FT = gallons per minute per foot
Assumes only two thirds of discharge rate available for practical yield.

Source: Todd Engineers 2003

The existing Oaks Well would provide the primary source of potable water, whereas the New Well would provide a secondary source of potable water for the proposed project. According to the *Project Specific Hydrogeology Report – Harper Canyon Realty LLC Subdivision*, the Oaks Well has a practical yield of 92 GPM and the New Well has a practical yield of 12 GPM. The Oaks Well has 4 GPM, of its 92 GPM practical yield, dedicated to supply water to the approved, but not yet built, nine-unit Oaks subdivision located along San Benancio Road.

According to Cal-Am, the Ambler Park facility has the capacity to treat 500 GPM and currently treats an average of 160 GPM (Personal communication with Fred Feizollahi, California-American Water Company, October 4, 2005). This facility is in the process of being upgraded to treat 600 GPM and treat arsenic to meet the new MCL. As of October 2003, the facility served 393 metered connections (approximately 1,061 residents). According to Cal-Am, the existing facility would be able to accommodate the increased potable water demand associated with the proposed project, once a main extension agreement has been executed for the New Well (Personal communication with Fred Feizollahi, California-American Water Company. October 4, 2005).

Once the water has been pumped and treated, the water would be conveyed through existing pipelines to two proposed new storage tanks located on the remainder parcel. One new tank would be located near Rim Rock Canyon Road adjacent to two existing tanks, while the other would be located southeast of the first tank. A booster pump would convey water from the water tanks to the subdivision near Lot #16. These water tanks would store water to meet potable water demand and fire protection flow requirements for

the proposed project. These improvements are noted on the proposed vesting tentative map as shown in **Figure 2-5, Vesting Tentative Map**.

Implementation of mitigation measures **MM 3.6-2a** and **MM 3.6-2b** would require that the project applicant design and install water system improvements to meet the standards as found in Chapter 15.04 and 15.08 of the Monterey County Code, Titles 17 and 22 of the California Code of Regulations, and the Residential Subdivision Water Supply Standards. The project applicant would be required to enter into a main extension agreement with California-American Water Company for the New Well and revise the existing main extension agreement for the Oaks Well. Water system improvements would be required to be bonded or installed prior to filing the Final Subdivision Map and include treatment facilities to remove all constituents that exceed California Primary and Secondary MCLs. Therefore, the impact to potable water treatment and distribution facilities would be considered **less than significant**. No mitigation measures are necessary.

Storm Water Drainage Facilities

Impact 3.9-6 Implementation of the proposed project would result in the development of a new storm water drainage system. This would be considered a **potentially significant impact**.

The proposed project includes new storm drainpipes and catch basins within the right-of-way of the roadway improvements. The water collected in the storm water drainage system would be routed to several detention basins located throughout the project site and on adjacent property owned by the project applicant. The detention basins will discharge runoff at the 10-year pre-development runoff rate while storing the excess from the 100-year post-development runoff rate in accordance with Section 16.16.040.B.5 of the *Monterey County Code* and Monterey County Water Resource Agency (MCWRA) as discussed in *Section 3.7, Surface Hydrology and Water Quality*. This would allow storm water to seep naturally into the ground, replenishing the groundwater resources.

The final drainage plan shall be submitted for review and approval by the Monterey County Public Works Department and Monterey County Water Resources Agency prior to recording the Final Subdivision Map. Implementation of mitigation measure **MM 3.7-2 in Section 3.7, Surface Water Hydrology and Water Quality** shall require that the project applicant contract with a registered Civil Engineer to prepare a final drainage plan for the proposed project. This drainage plan shall include detailed design information on the storm water drainage system, limit the area of disturbance and provide post development mitigation measures to control long-term surface water runoff. The final drainage plan shall be submitted for review and approval by the Monterey County Public Works Department and Monterey County Water Resources Agency prior to recording the Final Subdivision Map. Therefore, the impact associated with construction of new storm water drainage facilities would be considered a **less than significant** impact.

Solid Waste Disposal

Impact 3.9-7 The proposed project will generate additional solid waste for disposal at the MRWMD landfill in the City of Marina. However, the proposed project would increase solid waste demand by approximately 0.03 percent. Since the MRWMD landfill has the ability to receive approximately 40 million tons and is expected to continue to serve the current service area through the year 2107, the proposed project would not exceed the capacity of the landfill. Therefore, this would be considered a **less than significant impact**.

The proposed project would result in an increase in population of approximately 50 persons. According to the Monterey Regional Waste Management District (MRWMD), the average person in Monterey County generates 1.28 tons of solid waste per person per year (Personal Communication with Rick Shedden, Monterey Regional Waste Management District. January 18, 2006). Based on an increase in population of approximately 50 people and an average solid generation rate of 1.28 tons per person per year, the proposed project would generate approximately 64 tons of solid waste per year.

The MRWMD landfill receives approximately 225,000 tons of solid waste per year. The proposed project would increase solid waste demand by approximately 0.03 percent. Since the MRWMD landfill has the ability to receive approximately 40 million tons, the proposed project would not exceed the capacity of the landfill. If the MRWMD continues to achieve the "AB939" State-mandated 50 percent recycling goal, the landfill will continue to serve the current service area through the year 2107 (MRWMD 2004). Therefore, the impact of the proposed project on the MRWMD landfill is considered **less than significant**. No mitigation measures are necessary.

Other Utilities

Impact 3.9-8 Implementation of the proposed project would result in a minor increased demand on other utilities such as electrical, gas, telephone and cable utilities. This would be considered a **less than significant impact**.

The increased demand of electrical, gas, telephone, and cable utilities for 17 residential units shall be minor. However, in order to extend services to each residential unit, utilities will have to be extended via easements along roadways. All new utilities will be installed underground in the joint utility trenches located within the right-of-way of the roadway improvements as designated on the proposed Vesting Tentative Map. Existing overhead utilities will remain and a new utility pole will be installed on Meyer Road near Lot #16. As part of the permit approval process the project applicant will be required to submit the Vesting Tentative Map to Pacific Gas & Electric, AT&T, and Comcast. Therefore, the impact to other utilities will be **less than significant**. No mitigation measures are necessary.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Impacts to Public Services and Utilities

Impact 3.9-9 Implementation of the proposed project in combination with reasonably foreseeable development would result in a cumulative increase in demand on public services, which could result in the need for increased public facilities for the provision of fire and police protection services, educational services, parks and recreation facilities, and utilities. However, no significant increases in demand on public services and utilities have been identified for the proposed project and the increased demand would be accommodated by increased property tax revenue and development impact fees assessed. Therefore, this would be considered a **less than significant cumulative impact**.

No significant increases in demand on public services and utilities have been identified for the proposed project. Implementation of mitigation measures **MM 3.7-2**, **MM 3.6-2a** and **MM 3.6-2b**, and **MM 3.9-4** would ensure that storm water drainage facilities, potable water distribution and treatment facilities, and wastewater collection and treatment facilities are adequate to accommodate the increased demand associated with the proposed project. Since the proposed project will not generate a significant increase in demand for public services and utilities it will have minimal affect on the cumulative increase in demand for public services and utilities. The increased demand for public services associated with the proposed project and other future development would be accommodated by increased property tax revenue and development impact fees assessed for new construction in the planning area. As a result, impacts associated with providing public service facilities and utilities for cumulative development would be considered to be **less than significant**. No mitigation measures are necessary.

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