Section 3.10
Public Services and Utilities

Public services and utilities addressed in this section are police and fire protection, schools, wastewater collection and treatment, utilities (gas, electricity, telephone), and solid waste. Water supply and demand is discussed separately in Section 3.12, *Water Supply and Demand*. This section is based on a review of existing documents, and consultation with and correspondence provided by various local agencies and districts that provide the services and utilities.

The Pebble Beach Community Services District (PBCSD) is a multipurpose special district that provides the community of Pebble Beach with fire protection and emergency medical services, wastewater collection and treatment, recycled water distribution, and garbage collection, disposal, and recycling.

This section describes relevant regulations, existing public services and utilities relevant to the Project site, and potential Project impacts related to public services and utilities. A summary of the impacts is presented in **Table 3.10-1**.

Table 3.10-1. Summary of Project Impacts on Public Services and Utilities

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
A. Police and Fire Protection			
PSU-A1. The Project would increase demand for fire and first-responder emergency medical services.	Less than Significant	None required	--
PSU-A2. The Project would increase demand for police services.	Less than Significant	None required	--
B. Emergency Access			
PSU-B1. The Project could interfere with emergency access routes to open space areas and an adopted emergency access plan during construction.	Less than Significant	None required	--
C. Wildland Fire Hazard			
PSU-C1. The Project could expose people and structures to a significant risk of loss, injury, or death involving wildland fires.	Less than Significant	None required	--
D. Schools			
PSU-D1. The Project could result in increased student enrollments.	Less than Significant	None required	--
E. Wastewater Collection and Treatment			
PSU-E1. The Project could result in increased wastewater treatment requirements.	Less than Significant	None required	--
PSU-E2. The Project could increase need for sewer lines and wastewater treatment facility capacity.	Less than Significant	None required	--
F. Utility Disruption			
PSU-F1. The Project could result in utility service disruptions during construction.	Less than Significant	None required	--
G. Solid Waste			
PSU-G1. The Project would increase solid waste, green waste, and mixed recyclables disposal needs.	Less than Significant	None required	--

-- = Not applicable.

Regulatory Setting

Federal and State

There are no relevant federal regulations that affect public services and utilities. Relevant state and local regulations that apply to public services and utilities are described below.

Public Education—Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50)

In 1998, the California State Legislature enacted Senate Bill (SB) 50, which made significant amendments to existing state law governing school fees. SB 50 prohibits state or local agencies from imposing school impact mitigation fees, dedications, or other requirements in excess of those provided in the statute. Government Code Section 65995(e) provides that payment made to a school district in accordance with the school fee program is considered full mitigation of any school impacts. The legislation also prohibits local agencies from denying or conditioning any project (including a general plan) based on the inadequacy of school facilities.

California Integrated Waste Management Act of 1989

The passage of the California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939) changed the way the state handled its solid waste stream. The act set a goal requiring every county and city in California to divert 25% of its total waste from landfills by 1995 and 50% by 2000 or face fines. The act also lays out a strategic framework of regulation and conservation administered by the California Department of Resources Recycling and Recovery (formerly the California Integrated Waste Management Board) and requires that each city and county prepare an Integrated Waste Management Plan (IWMP). The IWMP must include Source Reduction and Recycling Elements and a Household Hazardous Waste Element. Attesting to the effectiveness of the Act, California's rate of waste diversion has increased six fold since AB 939 was enacted, from 10% in 1989 to an estimated 65% in 2013 (CalRecycle 2014a). Unincorporated Monterey County's diversion rate increased from 21% in 1995 to 54% by 2006, the most recent year for which data are available (CalRecycle 2014b).

Mandatory Commercial Recycling Regulation (AB 341)

California's Mandatory Commercial Recycling Regulation (AB 341), approved in 2011 and codified in 2012, augments the requirements of the California Integrated Waste Management Act of 1989 (AB 939) by requiring businesses to divert solid waste from landfill disposal. AB 341 also increases California's statewide diversion goal to 75% by 2020 (CalRecycle 2014c). For waste diversion purposes, AB 341 defines a business as "any commercial or public entity that generates four or more cubic yards of commercial solid waste per week," as well as any multi-family residential dwellings of five units or more regardless of the amount of solid waste generated (CalRecycle 2014d).

Local Regulations

Fire Defense Plan for Pebble Beach

The Fire Defense Plan for Pebble Beach, Including Emergency Access Routes for Designated Open Space Areas and Undeveloped Parcels (Fire Defense Plan), adopted in 1988 and most recently updated in 2012, contains policies and guidelines for PBCSD Fire Protection Services and the

California Department of Forestry and Fire Protection (CAL FIRE) to address the threat of wildland fire. The Fire Defense Plan is reviewed bi-annually by CAL FIRE, PBCSD, PBC, Del Monte Forest Conservancy, and the Open Space Advisory Committee; and an annual work plan is developed.

The Fire Defense Plan outlines the use, maintenance, and designation of emergency access routes; the protection of environmentally sensitive plant species; firebreaks and fuel breaks maintenance and guidelines; wildland areas fire defense guidelines; and maps of fire hazard severity zones and open space fire defense areas (Pebble Beach Community Services District 2012). The Fire Defense Plan also outlines the steps to be taken in each of its fire protection zones, including the regular inspection of residential properties for compliance with defensible space standards and the implementation of fuel reduction measures. These measures may include "mowing" vegetation with hand crews or goats. The frequency and location of such activities is specified in the annual work plan. Vegetation clearing is focused on non-native and invasive plant species; and sites are surveyed by a biologist prior to mowing to ensure there are no special status species present (Niccum pers. comm. [B])

Although the Project site is not located within any of the designated fire defense areas and does not contain any designated fire roads or fire breaks, the southern end of the site abuts the Huckleberry Hill Fire Defense Area.

Monterey County Sheriff's Office General Public Safety and Security Guidelines

These guidelines apply to private and commercial developments in Monterey County and are intended to implement satisfactory public safety and security measures. Safety and security guidelines for the Project that are addressed include the following components: address numbers/signage, rooftops and openings, fencing and barriers, doors/windows and locks encompassing them, burglar alarm systems, lighting, landscaping, streets and parking lots, emergency notification, and key coding.

2010 Monterey County General Plan

The 2010 Monterey County General Plan contains the following goals and policies related to public services critical to development of the Project site.

Public Services Element

GOAL PS-1. Ensure that adequate public facilities services (APFS) and the infrastructure to support new development are provided over the life of this plan.

Policy PS-1.1. Adequate Public Facilities and Services (APFS) requirements shall:

a) Ensure that APFS needed to support new development are available to meet or exceed the level of service of "Infrastructure and Service Standards" (Table PS-1) concurrent with the impacts of such development.

b) Encourage development in infill areas where APFS are available, while acknowledging the rights of property owners to economically viable use of existing legal lots of record throughout the county.

Policy PS-1.3. No discretionary application for new development shall be approved unless the County finds that APFS for that use exist or will be provided concurrent with the development.

Policy PS-1.4. New development shall pay its fair share of the cost of providing APFS to serve the development.

Policy PS-1.6. Only those developments that have or can provide adequate public services and facilities shall be approved.

Goal PS-4. Ensure adequate treatment and disposal of wastewater.

Policy PS-4.5. New development proposed in the service area of existing wastewater collection, treatment, and disposal facilities shall seek service from those facilities unless it is clearly demonstrated that the connection to the existing facility is not feasible.

Goal PS-5. Maximize the amount of solid waste that is diverted from local landfills through recycling, composting and source reduction.

Policy PS-5.3. Programs to facilitate recycling/diversion of waste materials at new construction sites, demolition projects, and remodeling projects shall be implemented.

Policy PS-5.4. The maximum use of solid waste source reduction, reuse, recycling, composting, and environmentally-safe transformation of wastes, consistent with the protection of the public's health and safety, shall be promoted.

Policy PS-5.5. The County shall promote waste diversion and recycling and waste energy recovery as follows:

a) The County shall adopt a 75% waste diversion goal.

b) The County shall support the extension of the types of recycling services offered (e.g., to include food and green waste recycling).

c) The County shall support waste conversion and methane recovery in local landfills to generate electricity.

d) The County shall support and require the installation of anaerobic digesters or equivalent technology for wastewater treatment facilities.

Policy PS-5.6. The County will review its Solid Waste Management Plan on a five (5) year basis and institute policies and programs as necessary to exceed the wastestream reduction requirements of the California Integrated Waste Management Act. The County will adopt requirements for wineries to undertake individual or joint composting programs to reduce the volume of their wastestream. Specific mitigation measures to reduce the impacts of future solid waste facilities are infeasible because the characteristics of those future facilities are unknown.

Goal PS-6. Ensure the disposal of solid waste in a safe and efficient manner.

Policy PS-6.5. New development projects shall provide for handling of waste in a manner that conforms to State-mandated diversion and recycling goals. Site development plans shall include adequate solid waste recycling collection areas.

Policy PS-7.8. New development shall assist in land acquisition and financial support for school facilities, as required by state law. Where school districts have adopted appropriate resolutions, written confirmation from the school district that applicable fees and contributions have been paid or are ensured to the satisfaction of the district shall be required prior to the issuance of building permits. The County shall, as a condition of approval of development projects, require the project applicant to pay the fees required by statute (Government Code section 65996, as it may be periodically amended) to mitigate the impact of the proposed development on school facilities.

Safety Element

Policy S-4.11. The County shall require all new development to be provided with automatic fire protection systems (such as fire breaks, fire-retardant building materials, automatic fire sprinkler systems, and/or water storage tanks) approved by the fire jurisdiction.

Policy S-4.13. The County shall require all new development to have adequate water available for fire suppression. The water system shall comply with Monterey County Code Chapter 18.56, NFPA

Standard 1142, or other nationally recognized standard. The fire authority having jurisdiction, the County Departments of Planning and Building Services, and all other regulatory agencies shall determine the adequacy and location of water supply and/or storage to be provided.

Policy S-4.14. Water systems constructed, extended, or modified to serve a new land use or a change in land use or an intensification of land use, shall be designed to meet peak daily demand and recommended fire flow.

Policy S-4.15. All new development shall be required to annex into the appropriate fire district. Where no fire district exists, project applicants shall provide verification from the most appropriate local fire authority of the fire protection services that exist. Project approvals shall require a condition for a deed restriction notifying the property owner of the level of service available and acceptance of associated risks to life and property. Where annexations are mandated, the County shall negotiate a tax share agreement with the affected fire protection district.

Policy S-4.18. All access roads and driveways shall be maintained by the responsible parties to ensure the fire department safe and expedient passage at all times.

Policy S-4.19. Gates on emergency access roadways shall be constructed in accordance with Monterey County Code Chapter 18.56 and the California Fire Code as amended.

Policy S-4.20. Reduce fire hazard risks to an acceptable level by regulating the type, density, location, and/or design and construction of development.

Policy S-4.21. All permits for residential, commercial, and industrial structural development (not including accessory uses) shall incorporate requirements of the fire authority having jurisdiction.

Policy S-4.22. Every building, structure, and/or development shall be constructed to meet the minimum requirements specified in the current adopted state building code, state fire code, Monterey County Code Chapter 18.56, and other nationally recognized standards.

Policy S-4.31. A zone that can inhibit the spread of wildland fire shall be required of new development in fire hazard areas. Such zones shall consider irrigated greenbelts, streets, and/or Fuel Modification Zones in addition to other suitable methods that may be used to protect development. The County shall not preclude or discourage a landowner from modifying fuel within the Fuel Modification Zone, or accept any open space easement or other easement over land within a Fuel Modification Zone that would have that effect.

Policy S-4.32. Property owners in high, very high, and extreme fire hazard areas shall prepare an overall Fuel Modification Zone plan in conjunction with permits for new structures, subject to approval and to be performed in conjunction with the CDFFP and/or other fire protection agencies in compliance with State Law.

Policy S-4.33. Where new developments are required to provide for fuel modification zones, the cost of such construction shall be borne by the developer. Future maintenance of such fuel modification zones shall be in accordance with the fire defense standards adopted by the State of California. Homeowners shall be responsible for said maintenance.

Policy S-5.9. Emergency roadway connections may be developed where distance to through streets is excessive, or where a second means of emergency ingress or egress is critical. New residential development of three units or more shall provide more than one access route for emergency response and evacuation unless exempted by the Fire jurisdiction. Such protection requirements shall be consistent with adopted fire safety standards.

Policy S-5.17. Emergency Response Routes and Street Connectivity Plans shall be required for Community Areas and Rural Centers, and for any development producing traffic at an equivalent or greater level to five or more lots/units. Said Plan shall include:

a) Roadway connectivity that provides multiple routes for emergency response vehicles.

b) Primary and secondary response routes in Community Areas and Rural Centers.

c) Secondary response routes, which may include existing roads or new roads required as part of development proposals.

The County shall review said plans in coordination with the appropriate Fire District.

Policy S-6.7. Public safety measures, including sequential house numbering, non-repetitive street naming, standardized lettering of house numbers in subdivision design, lighting, and park designs, that allow for adequate view from streets shall be included in the design and construction of new development.

Monterey County Standard Conditions of Approval

The Project would be required to comply with Monterey County's Standard Conditions of Approval which include, but may not be limited to, the following applicable conditions (Monterey County 2014). Refer to Chapter 2, *Project Description*, for the full text of the conditions of approval.

PD027: Debris Removal

PD035: Utilities - Underground

Environmental Setting

Police Protection

The Monterey County Sheriff's Office provides police protection and law enforcement services to the Pebble Beach area 24 hours per day, 7 days per week. Monterey County Sheriff law enforcement efforts are augmented by the California Highway Patrol (CHP) and PBCSD. The following information is provided by the Monterey County Sheriff's Office (Galletti pers. comm.)

The Project site is located in Sheriff's Office Beat 6A, and there is one unit (one patrol vehicle with one deputy) covering this area at all times. This unit is also responsible for covering Beat 6B.

Beat 6A encompasses only Pebble Beach, and Beat 6B includes the unincorporated areas on either side of State Route (SR) 68 from SR 1 to Laureles Grade, sections of the east and west sides from SR 68 and Laureles Grade to the summit of the grade, and the unincorporated areas on the east and west sides of SR 1 between Aguajito Road and Carpenter Street.

Response times to the Pebble Beach area vary depending on the location of the deputy relative to the beat area when the call is received, as well as the nature of the call. A higher priority call will require a deputy to use lights and siren. Average response times are shown in **Table 3.10-2.**

Table 3.10-2. Average Emergency and Non-Emergency Police Response Times

Area	2013	2014
Beat 6A[a]	16 minutes, 28 seconds	15 minutes, 33 seconds
Beat 6B[b]	14 minutes, 05 seconds	13 minutes, 09 seconds

Source: Galletti pers. comm.

Notes:

[a] Beat 6A encompasses only Pebble Beach.

[b] Beat 6B includes the unincorporated areas on either side of State Route (SR) 68 from SR 1 to Laureles Grade, sections of the east and west sides from SR 68 and Laureles Grade to the summit of the grade, and the unincorporated areas on the east and west sides of SR 1 between Aguajito Road and Carpenter Street.

During 2013, the Monterey County Sheriff's Office handled 1,556 computer aided dispatch transactions in the Pebble Beach area. During the first six months of 2014, there were 906 such transactions. This volume included calls for service made by the public as well those that were deputy initiated, such as traffic stops and vehicle checks.

Larceny, which includes grand theft, theft, and theft from vehicles, is the highest reported crime in the Pebble Beach area. There were 37 reported larcenies in 2013 and 12 reported for the first half of 2014. In addition, there were 29 reported burglaries in 2013 and 19 reported for the first half of 2014.

In cooperation with the Sheriff's Office and under contract with the PBCSD, the CHP provides additional service to the area for traffic enforcement (Galletti pers. comm.; Pebble Beach Community Services District 2011a). Although the CHP primarily handles traffic accidents and traffic enforcement issues in the project vicinity, Sheriff's deputies can issue citations when they see violations of the California Vehicle Code on both county roads and state highways. Deputies can also issue citations for parking violations of the California Vehicle Code. The County Communications Center is notified of traffic-related calls by the CHP dispatch center. Depending on their position, a deputy may be first to the scene of a traffic accident to handle any necessary traffic control.

PBC's private security force is comprised of approximately 62 personnel with the primary function of monitoring activity that affects PBC properties and operations within the Del Monte Forest (i.e., open space, private road system, resorts, and safety of visitors, guests, and PBC staff). The five entry gates to the Del Monte Forest are staffed by PBC security personnel on a 24-hour basis. The security force patrols the Del Monte Forest on a 24-hour basis and provides "good neighbor" assistance to residents. PBC security vehicles also routinely patrol the limits of the Del Monte Forest. PBCSD owns four radar units rotated between multiple sites to collect vehicle speed data for analysis. (Niccum pers. comm. [A])

Fire Protection

The PBCSD provides fire protection and paramedic emergency medical services to the project area. CAL FIRE supplies staff and operational services to PBCSD. Two fire stations serve Pebble Beach: the Pebble Beach Fire Station and the Carmel Hill Fire Station (Pebble Beach Community Services District 2014).

The Pebble Beach Fire Station is located approximately 1.3 miles southwest of the Project site, at 3101 Forest Lake Road in Pebble Beach. As of June 2011, the average response time for the Pebble Beach Fire Station was 4 minutes, 21 seconds (Niccum pers. comm. [A]). Full-time personnel stationed at the Pebble Beach Fire Station covering 3 shifts, 24 hours a day, 7 days a week include 5 fire captains, 6 fire apparatus engineers, 3 firefighter/paramedics, 6 firefighters, and 2 fire prevention captains (Pebble Beach Community Services District 2014). Two paramedics are on duty at the Pebble Beach Fire Station at all times (Niccum pers. comm. [A]). The following equipment serves this station.

- One 2011 Emergency One fire engine with a 1500 gallons per minute (GPM) flow capacity pump, staffed by four personnel, including one paramedic providing Advanced Life Support service, 24-hours a day, 7 days a week

- One 2004 American La France Truck with a 75-foot aerial ladder, a 475-gallon-capacity water tank and a 2000 GPM flow capacity pump, staffed by three personnel, 24-hours a day, 7 days a week
- One 2002 Ford 1-ton Wildland Quick-Attack fire apparatus, staffed as needed
- One 2000 Emergency One fire engine with a 1500 GPM flow capacity pump, staffed as needed (Pebble Beach Community Services District 2014).

The Carmel Hill Fire Station is located approximately 3 miles southeast of the Project site, at 4180 17-Mile Drive in Pebble Beach. As of June 2011, the average response time for the Carmel Hill Fire Station was 4 minutes, 56 seconds (Hamelin pers. comm.). The Station is staffed by the following personnel, shared by the PBCSD, CFPD and Carmel Highlands Fire Protection District, covering 3 shifts, 24 hours a day, 7 days a week: one division chief, 3 battalion chiefs, one fire training captain, 3 fire captains, 3 fire apparatus engineers, 3 firefighter/paramedics, 3 firefighters, 4 support personnel, and one paramedic captain (Pebble Beach Community Services District 2014). One paramedic engine staffed by three personnel, including one captain and one paramedic providing Advanced Life Support service, 24-hours a day, 7 days a week, serves the Carmel Hill Fire Station at all times (Pebble Beach Community Services District 2014; Niccum pers. comm. [A]).

PBCSD also provides Advanced Life Support Paramedic service to Pebble Beach by using ambulance service provided under a countywide contract between the County of Monterey and American Medical Response (AMR), and by using CALFIRE contracted firefighters who are trained as paramedics (Pebble Beach Community Services District 2014). PBCSD is thereby able to provide advanced life support care to residents within five minutes or less after a 911 call, compared to the County's eight-minute response requirement (Pebble Beach Community Services District 2014).

During the peak wildland fire season (typically mid-May through November), CAL FIRE staffs two additional Type 3 four-wheel-drive fire engines at the Carmel Hill Fire Station with a fire captain and two firefighters on one engine and a fire apparatus engineer and two firefighters on the second engine. Additionally, and on the same schedule, CAL FIRE staffs a fire bulldozer at their Monterey automotive shop and has other wildland fire stations in the area as well as a helicopter base and an air attack base in San Benito County, a 15-minute flight from Pebble Beach (Niccum pers. comm. [A]).

In addition to the Pebble Beach and Carmel Hill Fire Station engine personnel, the PBCSD also has a Fire Protection Planning (FPP) office staffed five days a week with two fire Captains (a Fire Marshal and an Emergency Services Planner) and overseen by a FPP Battalion Chief who is shared with Cypress and Carmel Highlands Fire Protection Districts. One operations battalion chief is on duty at all times with coverage for the Pebble Beach, Carmel Hill, Rio Road and Carmel Highlands fire stations (Niccum pers. comm. [A]). PBCSD also has an automatic aid agreement with the cities of Pacific Grove and Monterey. Automatic aid provides additional fire protection support at the initial report of requested services (Niccum pers. comm. [A]).

The PBCSD Fire Department has attained a Class III ISO rating, and has an ongoing improvement program to provide increased fire protection benefits, including water system improvements for fire protection and the Fire Defense Plan (see *Regulatory Setting* section) (Niccum pers. comm. [A]). Pebble Beach is considered a Medium to Very High Fire Hazard Severity Zone (FHSZ), and the Fire Defense Plan designates the Project site and its surrounding area as a Very High FHSZ (Pebble Beach Community Services District 2012).

In accordance with the Fire Defense Plan, the PBCSD and CALFIRE periodically clear vegetation at select sites, including the Project site, by employing hand crews or goats. The frequency and location is determined by the annual work plan. At the Project site, goats have been used annually or every other year for the last 10 years to manage the vegetation and reduce the risk of fire. The Project site is considered a high-risk area, not only because it is adjacent to the Huckleberry Hill Fire Defense Location, but because it has been frequented by children and transients who have littered the site and started fires. (Niccum pers. comm. [B])

Schools

The Project site is within the Pacific Grove Unified School District (PGUSD) and served by the following schools.

- Pacific Grove High School, serving grades 9–12, located approximately 1.4 miles northeast of the Project site, at 615 Sunset Drive in Pacific Grove.
- Pacific Grove Middle School, serving grades 6–8, located about 1.6 miles northeast of the Project site, at 835 Forest Avenue in Pacific Grove.
- Forest Grove Elementary School, one of two elementary schools serving Transitional Kindergarten through grade 5, located approximately 1 mile northeast of the Project site, at 1065 Congress Avenue in Pacific Grove.

PGUSD provides school bus transportation to students for a fee of $100/student/year or $80/student/semester (Pacific Grove Unified School District 2014b). The closest school bus stop to the Project site is located immediately north of the site at the intersection of Congress and Ortega Roads (Pacific Grove Unified School District 2014a).

Households in the PGUSD include an average of 0.34 children under the age of 18 years (California Department of Finance 2012). The PGUSD uses a student generation rate of 0.22 school-age children per household for school facility planning purposes (Miller pers. comm.). Total student enrollment for the PGUSD was 2,046 in the 2012-2013 school year and is currently 2,012 (Monterey County Office of Education 2014; Miller pers. comm.). District-wide capacity is presently 2,600 (Miller pers. comm.). **Table 3.10-3** presents the current enrollment and capacity of each of the three PGUSD schools that would serve the Project site.

Table 3.10-3. Current Enrollment and Capacity for Public Schools Serving the Project Site

School	Enrollment (2014)	Total Student Capacity (2014)	Remaining Capacity (2014)
Pacific Grove High School	594	850	256
Pacific Grove Middle School	471	650	179
Forest Grove Elementary School	460	550	90

Sources: Pacific Grove Unified School District 2014b; Miller pers. comm.

In addition to the PGUSD schools, the following private and charter schools are located near the Project site.

- Robert Louis Stevenson School, a private 750-student coeducational day and boarding school, serves students of Pebble Beach (Stevenson School 2014). The Robert Louis Stevenson School

has a campus in Carmel, serving grades K–8, and another in Pebble Beach, serving grades 9–12 (Stevenson School 2014).

- Monterey Bay Charter School, serving grades K-8, and Pacific Grove Community High School, a continuation school, are located at 1004 David Avenue in Pacific Grove.

Wastewater

The PBCSD provides wastewater collection and treatment services for uses in Pebble Beach. Wastewater flows through a 27-inch pipeline to the Carmel Area Wastewater District (CAWD) secondary treatment plant for processing. The CAWD wastewater plant has a National Pollutant Discharge Elimination System permit to accept up to 3 million gallons per day (mgd) (California Regional Water Quality Control Board 2014:F-34). The current design capacity of the CAWD plant is 3 mgd, and PBCSD owns one-third, or 1 mgd, of that capacity. PBCSD is, therefore, entitled to a waste discharge of 1 mgd. CAWD Treatment Plant operations and maintenance costs are divided based on percentage of flows into the plant plus 7.5% for administrative costs. Wastewater flows are currently less than 400,000 gallons per day (gpd) because of drought conditions (Niccum pers. comm. [A]).

Utilities (Gas, Electricity, and Telephone)

AT&T provides telephone service. Pacific Gas and Electric (PG&E) provides natural gas and electricity services to the Project vicinity. PG&E is bound by contract to update its system to meet any additional demand. PG&E's Gas Rules 15 and 16 and Electric Rules 15 and 16 provide guidelines and outline responsibilities for the extension of service and distribution lines to provide services to customers (Pacific Gas and Electric 2003a, 2003b, 2003c, 2003d).

Solid Waste

PBCSD provides weekly collection of solid waste (garbage), green waste, and mixed recyclables through a contract with Waste Management, Inc. doing business as Carmel Marina Corporation (Pebble Beach Community Services District 2011b). Waste Management drivers retrieve waste containers from within 100 feet of the curb in each resident's yard and return them to an off-street location (Pebble Beach Community Services District 2011b). These services are contracted through 2015, and PBCSD recently executed a 15-year solid waste franchise agreement with Green Waste Recovery, Inc. effective July 1, 2015 (Pebble Beach Community Services District 2011b; Niccum pers. comm. [A]).

Solid waste is taken to the 470-acre Monterey Peninsula Landfill and Recycling Facility, located in Marina and managed by the Monterey Regional Waste Management District (MRWMD) (Pebble Beach Community Services District 2011b; Monterey Regional Waste Management District 2014). The MRWMD site includes the 310-acre Monterey Peninsula Landfill, as well as a materials recovery facility (MRF). The MRWMD operates under a Solid Waste Facility Permit that limits the peak traffic volume for incoming waste materials to 2,000 trips per day, and the peak tonnage of incoming waste to 3,500 tons per day (Monterey Regional Waste Management District 2014). The landfill currently receives less than 1,000 tons per day of municipal solid waste and has a remaining capacity of approximately 48 million tons (Monterey Regional Waste Management District 2014). The Monterey Peninsula Landfill is expected to remain open until 2161 (Monterey Regional Waste Management District 2014).

The MRWMD MRF accepts only waste that arrives in debris boxes, dumpsters, pick-up trucks, and trailers, and does not process loads from residential or commercial garbage trucks nor curbside recyclables, including green waste or mixed recyclables (Monterey Regional Waste Management District 2014). Green waste and recyclables collected in Pebble Beach by Carmel Marina Corporation are processed at the Waste Management, Inc. MRF in Castroville (Monterey Regional Waste Management District 2014).

Impacts Analysis

Methodology

Approach

The Project is expected to increase demand for services and utilities because it would generate additional permanent residents in the Pebble Beach area. The California Department of Finance (DOF) estimates the average household size in unincorporated Monterey County to be 2.96 persons in 2014 (California Department of Finance 2014). Because the average household size for a mixture of two- and three-bedroom multi-family inclusionary housing units may be slightly larger, for purposes of this analysis, total anticipated residents per household for the Project was calculated using the 2014 countywide (incorporated cities plus unincorporated area) DOF estimate of average household size, 3.23 persons (California Department of Finance 2014). Both of these numbers are slightly higher than the DOF's estimated statewide average of 2.95 persons per household (California Department of Finance 2014). Based on the 3.23 average, the Project's 24 units are estimated to add up to approximately 78 new residents to the Pebble Beach area.

Criteria for Determining Significance

In accordance with CEQA, the State CEQA Guidelines, Monterey County plans and policies, and agency and professional standards, a project impact would be considered significant if the project would result in any of the following conditions.

A. Police and Fire Protection

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire or police protection.

B. Emergency Access

- Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

C. Wildland Fire Hazard

- Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

D. Schools

- Result in a substantial adverse physical impact associated with the provision of new or physically altered facilities, the construction of which would cause significant environmental impacts, in order to accommodate increases in student enrollment.

E. Wastewater Collection and Treatment

- Result in wastewater flows that exceed sewer line or treatment plant capacity, or that contribute substantial increases to flows in existing sewer lines that exceed capacity.

F. Utility Disruption

- Result in prolonged or recurring disruption in the provision of services and utilities, including power, water, and sewer service to residences, businesses, or public service providers during construction of the proposed project.

G. Solid Waste

- Be served by a landfill with insufficient permitted capacity to accommodate the proposed project's solid waste disposal needs.

Project Impacts and Mitigation Measures

A. Police and Fire Protection

Impact PSU-A1. The Project would increase demand for fire and first-responder emergency medical services. (Less than significant)

The Project consists of residential development that would increase the population in the Pebble Beach area by up to an estimated 78 people, thus increasing potential demand for fire and first-responder emergency medical services.

PBCSD has an ongoing improvement program to provide increased fire protection benefits. The current staffing, equipment, and facilities are adequate to provide acceptable service ratios and response times and are not anticipated to change substantially with implementation of the Project. In addition, PBCSD has an automatic aid agreement with the cities of Carmel, Pacific Grove, and Monterey that improves the District's ability to provide fire protection and emergency medical services to the project area (Niccum pers. comm. [A]). Further, the proposed development would be required to comply with mandatory fire protection development standards, including Chapter 18.10, Fire Code, Section K105.3, of the Monterey County Code of Ordinances (Fire Code), which includes standards for fire hydrant and fire valve installation for residential dwellings, and California Public Resources Code Section 4291 et seq., which mandates 100 feet of "defensible space" by vegetation reduction and treatment around all homes and buildings to help protect from wildland fire hazards.

California-American Water (Cal-Am) has stated it can provide sufficient water flows and pressure when the need for fire protection services arises (Niccum pers. comm. [A]).

Although the Project has the potential to increase demand for fire protection and emergency medical services, this need would not result in substantial increased demands resulting in the inability to maintain acceptable service ratios, response times, or other performance objectives related to fire services that would require new or expanded facilities. Therefore, this impact would be less than significant.

Impact PSU-A2. The Project would increase demand for police services. (Less than significant)

The Project includes residential development that would increase the population in the Pebble Beach area by an estimated 78 people, thus increasing potential demand for police services.

According to the Monterey County Sheriff's Office, the population increase associated with the Project could increase the number of potential calls for service, but is not expected to have an adverse effect on police services (Galletti pers. comm.).

The Monterey County Sheriff's Office requires each project applicant to satisfactorily comply with the recommended Monterey County Sheriff's General Office Public Safety and Security Guidelines, including specific guidance for address numbers/signage; rooftops and openings; fencing and barriers; doors/windows and locks encompassing them; burglar alarm systems; lighting; landscaping; streets and parking lots; emergency notification; and key coding. Compliance with these guidelines would improve public safety and security of the Project (Galletti pers. comm.).

Funding for Sheriff's Office services would continue to be provided based on local tax assessments, which would increase as a result of the Project. Supplemental police service would continue to be provided by PBC security via contract with CHP, as described in the *Environmental Setting* section. Furthermore, the Project itself would not result in a physical change or substantial increased demands that would require new or expanded facilities to maintain provision of service or adequate emergency access. Therefore, this impact would be less than significant.

B. Emergency Access

Impact PSU-B1. The Project could interfere with emergency access routes to open space areas and an adopted emergency access plan during construction. (Less than significant)

During construction, particularly extension of utility infrastructure, the Project could potentially block emergency access to nearby open space areas identified in the PBCSD Fire Defense Plan. Although emergency access could be obstructed, the Project site and proposed utility connection locations are not directly adjacent to any designated emergency access routes identified in the PBCSD Fire Defense Plan (Pebble Beach Community Services District 2012). Further, construction activities would not result in any road closures that would impede emergency access through the Project site. Therefore, this impact would be less than significant.

C. Wildland Fire Hazard

Impact PSU-C1. The Project could expose people and structures to a significant risk of loss, injury, or death involving wildland fires. (Less than significant)

The Project would place residential structures adjacent to the Huckleberry Hill Area Fire Defense Area located south of the Project site.

The Project is required to comply with Chapter 18.10, *Fire Code*, Section K105.3, of the Monterey County Code of Ordinances (Fire Code), which includes standards for fire hydrant and fire valve installation for residential dwellings. The closest existing fire hydrant is located adjacent to the Project site at Congress Road and Presidio Road. The Project's utility plan (**Figure 2-7**) identifies three new fire hydrants along Morse Court. The availability of water from these hydrants would reduce the risk of loss, injury, or death from wildland fires.

The Project is required to comply with California Public Resources Code Section 4291 et seq., which mandates 100 feet of "defensible space" by vegetation reduction and treatment around all homes and buildings to help protect from wildland fire hazards. PBC has prepared a Preliminary Fuel Management Plan that describes how the Project would adhere to the requirement for 100 feet of defensible space by creating a 30-foot Lean, Clean and Green Zone and a 70-foot Reduced Fuel Zone. All flammable vegetation and any dead or dying plants would be removed from the Lean, Clean and Green Zone; and any single trees and other vegetation would be trimmed of all dead and dying foliage, and would be well pruned and maintained. All loose surface litter (e.g., fallen leaves, needles, twigs, bark cones, pots, small branches) would be removed from the Reduced Fuel Zone at depth of up to 3 inches. The Fuel Management Plan also describes the types, spacing, and quantity of vegetation that can be planted in the Reduced Fuel Zone.

Finally, the Project and Pebble Beach Company would continue to comply with the Fire Defense Plan. As described in the *Regulatory Setting* and *Environmental Setting* sections, the Project site is mowed by goats or hand crews annually or every other year to reduce fire risk. It is anticipated this would continue on the undeveloped portions of the Project site (Niccum pers. comm. [B]). Additionally, to ensure compliance with the Fire Defense Plan, its Defensible Space program and with County and State fire codes, the PBCSD requires annual inspection of all residences and vacant lots in Pebble Beach (Pebble Beach Community Services District 2012).

Therefore, this impact would be less than significant.

D. Schools

Impact PSU-D1. The Project could result in increased student enrollments. (Less than significant)

The Project would result in additional residents within the PGUSD, potentially including school-age children. This potential increase in school-age children could increase student enrollments at local public schools in the PGUSD. Based on the existing average of 0.34 children per household within the PGUSD, which is slightly higher than either the countywide rate of 0.27 children per household or the PGUSD student generation rate of 0.22 children per household, it is estimated the Project could generate up to 8 additional students who would attend PGUSD schools. (California Department of Finance 2014).

Based on communications with PGUSD and as shown in **Table 3.10-3**, there is adequate school capacity to accommodate the estimated students that could enroll as a result of new residential development within the PGUSD boundaries (Miller pers. comm.). Therefore, the school district could accommodate the potential increase in students from the Project, and this impact would be less than significant.

E. Wastewater Collection and Treatment

Impact PSU-E1. The Project could result in increased wastewater treatment requirements. (Less than significant)

The Project would increase wastewater flows to the CAWD treatment plant, as described below in Impact PSU-E2. As a residential development, the Project would not alter the type of wastewater currently conveyed to the CAWD treatment plant. Therefore, the Project would not result in wastewater flows that increase wastewater treatment requirements. This impact would be less than significant.

Impact PSU-E2. The Project could increase need for sewer lines and wastewater treatment facility capacity. (Less than significant)

The Project would increase demand for wastewater conveyance and treatment. The Project is a residential use and is expected to add 78 residents. Using a factor of 70 gpd/person (EPA 2008), the additional wastewater flow associated with the Project's 78 residents would be 5,460 gpd. Pebble Beach is currently using less than half (400,000 gpd) of its 1 mgd allotted capacity (Niccum pers. comm. [A]). In total, including the Project, future Pebble Beach wastewater flows are not expected to exceed 700,000 gpd. As discussed in the *Environmental Setting* section, the PBCSD has a reserved capacity of 1 mgd at the CAWD. The increase in demand can be met by existing wastewater treatment facilities and sewer lines, in combination with installing sewer line extensions to the Project site from existing connections at Ortega Road and SFB Morse Drive, as described in Chapter 2, *Project Description*. Therefore, impacts resulting from increased demand for sewer lines and sewer capacity would be less than significant.

F. Utility Disruption

Impact PSU-F1. The Project could result in utility service disruptions during construction. (Less than significant)

Project construction, including excavation and installation of utilities and infrastructure, could result in utility service disruption to residences, businesses, and public service and utility providers in the Project vicinity. Potentially affected utilities include water, reclaimed water, sewer, gas, electricity, telecommunications, and cable television. As described in Chapter 2 under *Utilities and Stormwater Management*, a utility plan has been developed (Figure 2-7) and utility providers would be contacted to avoid or minimize service disruption. Therefore, this impact would be less than significant.

G. Solid Waste

Impact PSU-G1. The Project would increase solid waste, green waste, and mixed recyclables disposal needs. (Less than significant)

During construction, the Project would generate green waste from tree and vegetation removal. As described in Chapter 2 under *Construction*, all removed trees and vegetation would be taken to the PBC Corporation Yard, where there is a wood processing facility. These trees would be processed for use as firewood or chipped for use in various on-site landscaping projects. Grading activities would generate 3,325 cy of cut and 3,324 cy of fill, resulting in no net export of soil. Construction activities would generate additional solid waste, including construction debris and other recyclable and non-recyclable materials. Once the residences are constructed and occupied, the addition of 78 people would increase the amount of solid waste, green waste, and recycling generated.

As mentioned in the *Environmental Setting* section, PBCSD has contracted for collection services with Waste Management, Inc. through 2015, and PBCSD recently executed a 15-year solid waste franchise agreement with Green Waste Recovery, Inc. effective July 1, 2015 (Pebble Beach Community Services District 2011b; Niccum pers. comm. [A]). Currently, the Monterey Peninsula Landfill and Recycling Facility has an estimated remaining capacity of 48 million tons and is expected to be open for approximately 150 years. Monterey Peninsula Landfill has sufficient capacity to accommodate the Project (construction and operation period waste generation). Because increased solid waste, green waste, and recycling needs resulting from the Project could be accommodated by the existing collection and disposal services, and could be served by a landfill with sufficient permitted capacity, this impact would be less than significant.