Section 3.10

Public Services and Utilities

Section 3.10
Public Services and Utilities

Public services and utilities addressed in this section include 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 consultation with and correspondence provided by various local agencies and districts that provide the services and utilities, and a review of existing documents.

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

This section presents a discussion of relevant regulations and existing public services and utilities in the project area; it identifies potential project impacts related to public services and utilities, and mitigation for significant impacts where feasible and appropriate. A summary of the impacts and mitigation measures is presented in Table 3.10-1.

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

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M MH	Area M MR	RES SUB	RD	TRA	INF	
A. Police and Fire Protection										
PSU-A1. The proposed project would increase demand for fire and first-responder emergency medical services.	○	○	○	○	○	○	—	—	—	○
PSU-A2. The proposed project would increase demand for police services.	○	○	○	○	○	○	—	—	—	○
B. Emergency Access										
PSU-B1. The proposed project could interfere with emergency access routes to open space areas and an adopted emergency access plan during construction.	—	—	—	—	—	○	—	—	—	○
C. Wildland Fire Hazard										
PSU-C1. The proposed project could expose people and structures to a significant risk of loss, injury, or death involving wildland fires.	◉ (Applies to proposed project as a whole)									◉
Mitigation Measures:	PSU-C1. Implement vegetation management plans and maintenance in high-risk fire areas. PSU-C2. Implement fire safety precautions during the declared fire season when performing maintenance on natural open space areas. PSU-C3. Improve water flow requirements where needed to ensure proper fire flow.									
D. Schools										
PSU-D1. The proposed project could result in increased student enrollments.	—	—	—	—	○	○	—	—	—	○
E. Wastewater Collection and Treatment										
PSU-E1. The proposed project could result in increased wastewater treatment requirements.	○ (Applies to proposed project as a whole)									○
PSU-E2. The proposed project could increase need for sewer lines and wastewater treatment facility.	○ (Applies to proposed project as a whole)									○
F. Utility Disruption										
PSU-F1. The proposed project could result in utility service disruptions during construction.	◉ (Applies to proposed project as a whole)									◉
Mitigation Measures:	PSU-F1. Coordinate with the appropriate utility service providers and related agencies to reduce service interruptions prior to construction.									

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M MH	Area M MR	RES SUB	RD	TRA	INF	
G. Solid Waste										
PSU-G1. The proposed project would increase solid waste, green waste, and recycling disposal needs.	○ (Applies to proposed project as a whole)									○

Notes:
● = Significant unavoidable impact.
◉ = Significant impact that can be reduced to less than significant.
○ = Less-than-significant impact.
– = No impact or not applicable to the development site.
PBL – The Lodge at Pebble Beach; **SBI** – The Inn at Spanish Bay; **COL-EQC** – Collins Field–Equestrian Center–Special Events Area; **MH** – Area M Spyglass Hill—New Resort Hotel (Option 1); **MR** – Area M Spyglass Hill—New Residential Lots (Option 2); **RES SUB** – Residential Lot Subdivisions; **RD** – Roadway Improvements; **TRA** – Trail Improvements; **INF** – Infrastructure Improvements; **Cumulative** – Proposed Project's Contribution to Cumulative Impacts

Regulatory Setting

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

Fire Defense Plan, Including Emergency Access Routes for Designated Open Space Areas and Undeveloped Parcels

The Fire Defense Plan contains policies and guidelines for PSCSD Fire Protection Services staff. The plan addresses 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 open space fire defense areas (Pebble Beach Community Services District 2009).

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 proposed project that are addressed include but are not limited to, 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.

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

In 1998, the California State Legislature enacted SB 50, which made significant amendments to existing state law governing school fees. SB 50 prohibited 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 (AB 939) changed the way the state handled its solid waste stream. The act set a waste diversion goal of 25% of total waste in 1995 and 50% in 2000. The act also lays out a strategic framework of regulation and conservation. Attesting to the effectiveness of the Act, California's rate of waste diversion has more than tripled since the time AB 939 was enacted. (California Environmental Protection Agency 2009)

Local Coastal Plan

The existing and proposed LUPs contain the following relevant policies:

- **Police and Fire Services.** The existing and proposed LUP have no policies regarding police or fire services.
- **Wildland Fire.** The existing and proposed LUP include policies for new development convering management of fire hazards. Fire hazards are notable in Del Monte Forest due to the forested condition and in particular the dense stands found in many locations in the forest in close proximity to residential development. New subdivisions are only to be approved where new development will not contribute to fire hazards.
- **Schools.** The existing and proposed LUP contain no policies relative to schools or school services although Robert Louis Stevenson High School is noted in the description of the Spyglass Cypress Planning Area.
- **Wastewater.** The existing and proposed LUP both contain a number of policies in relation to wastewater and wastewater services. At the time of adoption of the existing LUP, there was inadequate capacity for wastewater treatment and thus existing Policy 113 constrained new development with a resource constraints overlay due to the lack of treatment capacity. The existing LUP also contains policies concerning water quality associated wastewater discharges. Since adoption of the existing LUP, Carmel Area Wastewater District (CAWD) has expanded available wastewater treatment to serve Del Monte Forest and other areas. As such, the proposed LUP amendment updates policies related to wastewater treatment capacity to reflect current conditions and would lift the resource constraints overlay in relation to wastewater treatment capacity, but would still require project-level demonstration of adequate treatment capacity and that additional wastewater discharge will not significantly affect coastal resources, including Carmel Bay.

- **Utilities.** The existing and proposed LUP contain limited reference to utility requirements in relation to 17-mile drive and accessory units.
- **Solid Waste.** The existing and proposed LUP contains no policies concerning solid waste or landfills.

Environmental Setting

Police Protection

The Monterey County Sheriff's Department provides police protection services to the Pebble Beach area 24 hours per day, 7 days per week. The project area is located in Beat 6A. During the day shift (6:30 a.m.–6:30 p.m.) and the night shift (6:30 p.m.–6:30 a.m.), there is one patrol vehicle with one deputy covering this area. This unit is also responsible for covering Beat 6B. (Galletti pers. comm. [A].)

Beat 6A encompasses only Pebble Beach, and Beat 6B includes the unincorporated areas on either side of 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. (Galletti pers. comm. [B].)

In cooperation with Sheriff's Department and under contract with the PBCSD, the California Highway Patrol (CHP) provides additional service to the area for traffic enforcement (Niccum pers. comm. [A]). Traffic accidents and traffic enforcement issues in the project area fall primarily under the CHP, although 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. If they suspect a driver of driving under the influence (DUI), they will look for objective signs/symptoms. They will detain the driver until CHP officers arrive and complete the DUI investigation. (Galletti pers. comm. [A].)

Response times to the Pebble Beach area range from a few seconds to several minutes depending on the location of the officer responding to the call. Monterey County Sheriff's Office statistics show the average response time in Beat 6A for the period from January 1, 2009 to May 1, 2011 was 17 minutes, 16 seconds. This figure includes emergency and non-emergency responses. Larceny, which includes grand theft, theft, and theft from vehicles, is the highest reported crime in Del Monte Forest. The average response time for Beat 6B from December 1, 2010 to June 1 2011 was 15 minutes, 46 seconds. This average includes both emergency and non-emergency calls. (Galletti pers. comm. [B].)

The Monterey County Sheriff's Office strives to maintain a service standard of one officer per 1,000 persons. Currently, the department has 88 patrol deputies, 32 fewer than needed to meet the desired service standard. Due to recent budget reductions, the Monterey County Sheriff's Office is set to lose more than 30 positions, which would further reduce the Sheriff's Office's ability to meet the desired service standard. (Galletti pers. comm. [B] and [C])

During the six-month period between December 1, 2010 and June 5, 2011; the Monterey County Sheriff's Office handled 1,095 computer aided dispatch transactions pertaining to Del Monte Forest. 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 (larceny), theft, and theft from vehicles, is the highest reported crime in Del Monte Forest. In 2009 there were 82 reported larcenies, and in 2010 there were 37 reported larcenies. For the period from January to May 2011, there were seven reported larcenies. In addition, there were 34 reported burglaries in 2009 and 35 reported burglaries in 2010. For the period from January to May 2011, there were 11 reported burglaries in Del Monte Forest. (Galletti pers. comm. [B].)

The PBC augments existing CHP and Monterey County Sheriff law enforcement efforts by employing 51 security guards to staff the five entrance gates and patrol the community. The gates are staffed 24 hours a day. The security force also patrols the area on a 24-hour basis and provides "good neighbor" assistance to Del Monte Forest residents. In addition, the PBC's Security Department provides traffic control for special events when additional assistance is necessary. Finally, PBC addresses speeding problems and pedestrian safety issues by using three radar speed display units that are rotated between 12 sites to provide vehicle speed feedback to drivers and to collect speed data for analysis (Burrell pers. comm.; Galletti pers. comm. [C]; Niccum pers. comm.; Pebble Beach Community Services District 2011).

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 provide services to Del Monte Forest: the Pebble Beach Fire Station and the Carmel Hill Fire Station (Niccum pers. comm. [A]). As of June 2011, the average response time for the Pebble Beach Fire Station was 4 minutes, 21 seconds; and the average response time for the Carmel Hill Fire Station was 4 minutes, 56 seconds (Hamelin pers. comm. [A]).

The Pebble Beach Fire Station is located at 3101 Forest Lake Road in Pebble Beach. Seven personnel staff the station at all times. Staffing includes two fire captains, two fire apparatus engineers, two firefighters, and one paramedic. One fire battalion chief, who is responsible for four fire stations in Pebble Beach and the surrounding area, is also intermittently present at the Pebble Beach Fire Station (Niccum pers. comm. [A]). The following equipment serves this station:

- One 2000 Emergency One Fire Engine with a pump that produces 1500 gallons per minute (gpm).
- One 2004 American La France Quint with a 75-foot ladder and pump that produces 2,000 gpm.
- One 1993 Emergency One Fire Engine with a pump that produces 1500 gpm.
- One 2002 Ford 550 four-wheel-drive patrol unit with a pump that is not rated. (Hamelin pers. comm. [A]).

The Carmel Hill Fire Station keeps four personnel on duty at all times: one fire captain, two firefighters/engineers, and one paramedic. Additionally, the same fire battalion chief responsible for the Pebble Beach Fire Station is intermittently present at the Carmel Hill Fire Station. (Niccum pers. comm. [A]) The following fire equipment resides at the Carmel Hill Fire Station:

- One 2005 Emergency One Fire Engine with a pump that produces 1500 gpm.
- One 1995 HME Fire Engine with a pump that produces 1000 gpm.
- Two 2009 International Fire Engines with pumps that produce 500 gpm (Hamelin pers. comm. [A]).

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, which is a 15-minute flight from Pebble Beach. (Hamelin pers. comm. [B]).

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.

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, a Fire Defense Plan, and Emergency Access Routes for Designated Open Space Areas and Other Undeveloped Parcels (see regulatory section) (Niccum pers. comm. [A]). According to CAL FIRE, Del Monte Forest is considered a Medium to Very High Fire Hazard Severity Zone (FHSZ) (Hamelin pers. comm. [A]). Percentages of Del Monte Forest by zone type include:

- 50% in a Very High FHSZ.
- 30% in a High FHSZ.
- 20 % is in a Medium FHSZ.

Schools

Three public school districts serve the residents of Pebble Beach: Carmel Unified School District (CUSD), Pacific Grove Unified School District (PGUSD), and Monterey Peninsula Unified School District (MPUSD). Although there are three school districts that serve the project area, proposed residential developments would be constructed in only two of the three districts: CUSD and MPUSD. Schools that would serve residents of the project area include two high schools, two middle schools, and two elementary schools.

The Robert Louis Stevenson School also serves students of Pebble Beach. This private institution has campuses in Carmel, serving K-8, and in Pebble Beach, serving grades 9–12 (Stevenson School 2011).

Table 3.10-2 presents the current enrollment and capacity at each school and Table 3.10-3 lists the school districts associated with each development site.

Table 3.10-2. Current Enrollment and Capacity for Public School Districts Serving the Project Area

School District and Schools	Enrollment (2011)	Total Student Capacity (2011)	Remaining Capacity (2011)
Monterey Peninsula Unified School District (MPUSD)			
Monterey High School	1,254	1,431	177
Walter Colton Middle School	698	756	58
Monte Vista Elementary School	381	525	144
Carmel Unified School District (CUSD)			
Carmel High School	741	786	45
Carmel Middle School	548	561	13
Carmel River Elementary School	439[a]	450	11

Sources:

Albert pers. comm.; Biasotti pers. comm.[A][B]; Pebble Beach Company 2011. Monterey County Office of Education boundary map.

Notes:

[a] To ensure Carmel River Elementary School enrollment remains within capacity, approximately 70 students are currently being transported to Carmelo Elementary School (another CUSD elementary school), according to the CUSD Superintendent (Biasotti pers. comm. [B]).

Table 3.10-3. School Districts Serving Proposed Residential Development Sites

Development Site	Number of Lots	Associated School District[a]
Residential Subdivisions		
Area F-2	16 residential lots	MPUSD
Area I-2	16 residential lots	CUSD
Area J	5 residential lots	MPUSD
Area K	8 residential lots	MPUSD
Area L	10 residential lots	MPUSD
Area U	7 residential lots	CUSD
Area V	14 residential lots	CUSD
Collins Residence	4 residential lots	CUSD
Corporation Yard	10 single-lot subdivision	MPUSD
Area M Spyglass Hill Residential Lots (Option 2)	10 single-family lots	CUSD

Notes:

CUSD = Carmel Unified School District.

MPUSD = Monterey Peninsula Unified School District.

[a] The school district designations were determined by comparing the Monterey County Office of Education boundary map with the application plan set (Pebble Beach Company 2011).

Wastewater

The PBCSD provides wastewater collection and treatment services for uses in the project area. Wastewater is taken to the CAWD secondary treatment plant for processing. PBCSD contributes to

33% of the plant's capital items costs and has access rights to 33% of the CAWD plant's capacity. PBCSD also shares approximately 40% of the plant operations, maintenance, and administrative costs. (Niccum pers. comm. [A])

The CAWD wastewater plant has an NPDES permit to accept a capacity of 3 million gallons per day (mgd) (California Regional Water Control Board 2008:4). PBCSD is entitled to a waste discharge of 1 mgd and is currently using approximately 500,000 to 600,000 gallons per day (gpd) based on dry-weather flows (Niccum pers. comm. [A]).

Utilities (Gas, Electricity, and Telephone)

Utilities addressed include gas, electricity, and telephone service. Pacific Gas and Electric (PG&E) provides natural gas and electricity services to the project area. AT&T provides telephone service. (Niccum pers. comm. [A])

Solid Waste

The PBCSD provides solid waste, green waste, and recycling collection services in the project area through contract with Waste Management Inc., doing business as Carmel Marina Corporation. These services are contracted through 2015. Waste, green waste, and recycling is taken to the Monterey Peninsula Landfill and Recycling Facility, managed by the Monterey Regional Waste Management District (MRWMD) (Niccum pers. comm. [A]; Pebble Beach Community Services District 2011). As of April 30, 2011, the Monterey Peninsula Landfill and Recycling Facility had approximately 49 million tons of remaining capacity and was expected to remain open until 2161 (Shedden pers. comm.).

Impacts Analysis

Methodology

Approach

In order to evaluate potential impacts on public services and utilities resulting from the proposed project, the project elements were evaluated against the criteria below for determining significance. Some of the project elements increase demand for services and utilities because they generate additional visitors, employees, and permanent residents in the Pebble Beach area. Table 3.10-4 includes the estimated daily population increase from the proposed project. Additional details on the approach for analysis are contained within the impact discussions.

Table 3.10-4. Estimated Daily Population Increase from the Del Monte Forest Plan

Project Location/Project Element	Estimated Daily Population Increase			
	Visitor-Serving Uses		Residential Uses	
	Visitors	Employees	(Residents[d])	Total
Lodge at Pebble Beach				
Meeting Facility Expansion[a]	25.2	1	0	26.2
New Colton Building[b]	18	4	0	22
Fairway One Reconstruction[b]	31.5	8	0	39.5
Inn at Spanish Bay				
Conference Center Expansion[a]	47.52	2	0	49.52
New Guest Cottages [b]	36	8	0	44
Collins Field – Equestrian Center – Special Events Area				
Relocation of Pebble Beach Driving Range from Area V to Collins Field[c]	0	0	0	0
Equestrian Center Reconstruction[c]	0	0	0	0
Special Events Staging Area Grading and Expansion[c]	0	0	0	
Area M Spyglass Hill				
New Resort Hotel (Option 1)[b, e]	108	88	0	196
New Residential Lots (Option 2)	0	0	21.1	21.1
Residential Lot Subdivisions				
Area F-2 (16 lots)	0	0	33.76	33.76
Area I-2 (16 lots)	0	0	33.76	33.76
Area J (5 lots)	0	0	10.55	10.55
Area K (8 lots)	0	0	16.88	16.88
Areal L (10 lots)	0	0	21.1	21.1
Area U (7 lots)	0	0	14.77	14.77
Area V (14 lots)	0	0	29.54	29.54
Collins Residence (4 lots)	0	0	8.44	8.44
Corporation Yard (10 lots)	0	0	21.1	21.1
TOTAL				
Area M Spyglass Hill Option 1 New Resort Hotel	**266.23**	**111**	**190.01**	**517.6**
Rounded Estimate	***266***	***111***	***190***	***518***
Area M Spyglass Hill Option 2 New Residential Lots	**158.23**	**23**	**211.15**	**342.7**
Rounded Estimate	***158***	***23***	***211***	***343***

Source:

Burrell pers. comm.

Notes:

PBL = The Lodge at Pebble Beach, SBI = The Inn at Spanish Bay.

[a] Consistent with the traffic analysis for the project, it is assumed that there would be 12 new visitors for every 1,000 sf of new meeting. (As shown in Table 2-2, the additional meeting room space would be an estimated 2,100 sf at PBL and 4,600 sf at SBI.) According to www.cvent.com, a 1,000 sf meeting room is designed to accommodate 24 people. According to PBC, the meeting rooms are used almost exclusively (up to 75%) by hotel guests. For purposes of project analysis and consistent with the traffic analysis

conducted for the project, it is assumed that 50% of the meeting space would be occupied by hotel guests while the remainder was assumed to drive from off-site. Therefore, these estimates are conservative and represent a maximum.

[b] It is assumed that the guest room occupancy rate is 60%, based on 2010 Monterey County occupancy level. Further, it is assumed that occupied guest units will accommodate 1.5 guests, acknowledging that while two visitors per room is common, there are also solo business travelers. As shown in Table 2-2, the number of additional guest units is 20 at New Colton Building, 35 at Fairway One, 40 at New Guest Cottages, and 100 at New Resort Hotel (Option 1). For Option 1, it is assumed that non-hotel guests would average about 20% of hotel guests, so with 90 hotel guests/day on average, there would be 18 non-hotel guests per day on average, for a total of 108 visitors per day on average. This total includes hotel, restaurant, and spa use.

[c] Consistent with the traffic analysis for the project, it is assumed that this project element would not result in a population increase because these services are currently being provided. Visitors and employees would be relocated from elsewhere within Pebble Beach.

[d] Consistent with 2010 U.S. Census data average for the Del Monte Forest census-designated place, it is assumed that each single-family residence has 2.11 occupants. This does not include any daily visitors or employees that may go to residences.

[e] Although the New Resort Hotel would have approximately 160 employees, it is estimated that only 88 employees on average would be working on site each day. The additional employees are necessary to serve peak occupancy days, to cover operation 7 days per week, and to cover shifts for vacation, holidays, and sick days.

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:

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.

Emergency Access

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

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.

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.

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.

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.

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 proposed project would increase demand for fire and first-responder emergency medical services. (Less than significant)

The proposed project includes visitor-serving and residential development that would increase the daily population in the Pebble Beach area by an estimated 518 people under Option 1 and 343 people under Option 2 (Table 3.10-4), thus increasing potential demand for fire and first-responder emergency medical services. The likely daily average is expected to be less because all new visitor-serving uses are unlikely to be at capacity every day.

PBCSD has an ongoing improvement program to provide increased fire protection benefits in the project area. 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 proposed 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])

The implementation of SR 1/SR 68/17-Mile Drive improvements would help facilitate improved site access and potentially reduce fire and first-responder emergency services response times when using these highway improvement locations.

The proposed development would be required to comply with required fire protection development standards. Cal-Am has stated it can provide sufficient water flows and pressure when the need for fire protection services arises (Niccum pers. comm. [A]).

While the proposed 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 additional staff, equipment and/or new expanded facilities. Therefore, this impact would be less than significant.

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

The proposed project includes visitor-serving and residential development that would increase the daily population in the Pebble Beach area by an estimated 518 people under Option 1 and 343 people under Option 2 (Table 3.10-4), thus increasing potential demand for police services. The likely daily average is expected to be less because all new visitor-serving uses are unlikely to be at capacity every day.

According to the Monterey County Sheriff's Office, any permanent and/or temporary population increase would have an adverse effect on police service because the potential for calls for service (CFS), crime, crime reports, and traffic would increase. Increased traffic could increase traffic-related issues and crimes (e.g., accidents, vehicle theft, and driving under the influence) and could increase response times to residents in the project area. (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 proposed project (Galletti pers. comm. [B].)

Funding for sheriff's office services would continue to be provided based on local tax assessments, which would increase as a result of the proposed project. Supplemental police service would continue to be provided by PBC security and PBCSD (via contract with CHP). The implementation of SR 1/SR 68/17-Mile Drive Intersection Reconstruction would improve access to the project area and potentially reduce police response times. Furthermore, the proposed project itself would not result in a physical change or substantial increased demands that would require additional staff, equipment or new or expanded facilities to maintain provision of service or adequate emergency access. Therefore, this impact would be considered less than significant.

B. Emergency Access

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

The proposed project could potentially block emergency access routes to open space areas and undeveloped parcels identified in the PBCSD Fire Defense Plan during construction of infrastructure for the Residential Lot Subdivision at the Corporation Yard. Review of the PBCSD Fire Defense Plan reveals that construction at this location could block access to Haul Road (used as a fire road and fuel break) and fire roads 2 and 4 (Pebble Beach Community Service District 2009). Although it appears emergency access could be obstructed, CAL FIRE has reviewed the project application and determined that the proposed project would not block emergency access to open space areas and undeveloped parcels identified in the PBCSD Fire Defense Plan (Hamelin pers. comm. [A]). In addition, once the Residential Lot Subdivisions at the Corporation Yard are constructed, access to

the Haul Road would be improved when compared with current access conditions. Therefore, this impact would be considered less than significant.

C. Wildland Fire Hazard

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

The proposed project would place residential structures adjacent to wildland and open space areas, particularly the Residential Lot Subdivisions at the Corporation Yard which is adjacent to the HHNHA and SFB Morse open space preservation areas to the north and Preservation Areas G and H to the south. There may not be fire hydrants/lines at or near areas proposed for residential development, which would contribute to risk of loss, injury or death from wildland fires. To assist in preventing wildland fires from reaching homes, the PBCSD Fire Department enforces the California Public Resources Code, sec 4291 et seq., which mandates 100 feet of vegetation reduction/treatment around all buildings in a hazardous fuel area. As part of its Defensible Space program, the PBCSD Fire Department inspects an average of 85% of all residences in Pebble Beach each year and 100% of all vacant lots. (Hamelin pers. comm. [B]). In addition, Chapter 18.10, *Fire Code*, Section K105.3, of the Monterey County Code of Ordinances (Fire Code) includes standards for fire hydrant and/or fire valve installation for residential dwellings.

The placement of residential structures adjacent to wildland and open space areas, and potentially increasing the risk of wildland fires as a result, is considered a potentially significant impact. Implementing Mitigation Measures PSU-C1, PSU-C2, and PSU-C3 would reduce this impact to a less-than-significant level.

Mitigation Measure PSU-C1. Implement vegetation management plans and maintenance in high-risk fire areas.

The applicant will coordinate with PBCSD Fire Department and the County to develop and implement a fire prevention and management plan for those sites adjacent to open space, or an equivalent mitigation as determined by the fire department, to reduce the risk of wildland fires. Implementation of this plan might include an approved landscape planting list, and/or funding by the applicant for ongoing vegetation management, and maintenance of vegetation management zones adjacent to wildland locations with high fire risk.

Mitigation Measure PSU-C2: Implement fire safety precautions during the declared fire season when performing maintenance on natural open space areas.

The applicant will implement fire safety precautions during the declared fire season, as determined by the PBCSD Fire Department, when performing maintenance activities within and adjacent to natural open space areas to reduce the risk of wildland fires. These precautions include:

- The applicant or their maintenance contractor will obtain a site inspection and approval by the PBCSD Fire Department during declared fire season prior to using any equipment or performing any maintenance activity that may create an increased fire hazard, such as using chippers and chainsaws, clearing brush, or other vegetation removal efforts.

- The applicant or maintenance contractor party performing vegetation management will keep adequate and working fire suppressant equipment on site at all times when performing maintenance and vegetation management activities.

Mitigation Measure PSU-C3. Improve water flow requirements where needed to ensure proper fire flow.

The applicant will coordinate with PBCSD Fire Department to assess existing and planned infrastructure and evaluate water flow requirements for each development site to reduce risk of loss, injury or death from wildland fires. Where the PBCSD Fire Department determines it is needed, the applicant will install adequate infrastructure to ensure water flow requirements are met to ensure proper fire flows exist. In addition, PBCSD will ensure that fire hydrants and/or fire valves are installed in accordance with Monterey County's Fire Code. Cal-Am has stated that it can provide sufficient water flows and pressure when the need for fire protection services arises (Niccum pers. comm. [A]).

D. Schools

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

The proposed project would result in increased residents (Table 3.10-4), an estimated 190 residents under Option 1 (new resort hotel) and 211 under Option 2 (new residential lots) for Area M Spyglass Hill, potentially including school-age children. This potential increase in school-age children could increase student enrollments at local public schools in MPUSD (Monterey High School, Walter Colton Middle School, and Monte Vista Elementary School) and CUSD (Carmel High School, Carmel Middle School, and Carmel River Elementary School). A conservative multiplying factor of 0.25 students per household was used to determine the potential increase of school-age children attending public schools. Based on the ratio of 0.25 students per household, up to 23 students are projected under Option 1 and up to 25 students are projected under Option 2, with up to 13 students in MPUSD and 13 in CUSD (Table 3.10-5).

Table 3.10-5. Estimated Increase in Numbers of School-Age Children Resulting from the Proposed Project

School District [a]	Number of Residential Units [b]	Estimated Number of School-Age Children [c]	Current Remaining Capacity [d]
MPUSD	49	13	379
CUSD [e]	41/51	11/13	69
Total	**90/100**	**23/25**	

Sources:

Albert pers. comm.; Biasotti pers. comm.[A][B]; Monterey County Office of Education (no date); Pebble Beach Company 2011; Carmel Unified School District 2011.

Notes:

[a] CUSD = Carmel Unified School District; MPUSD = Monterey Peninsula Unified School District.

[b] See Table 3.10-3 for a breakdown of proposed residential units by development site.

[c] A multiplying factor of 0.25 student per household was used to determine potential increase of school-age children.

[d] See Table 3.10-2 for a breakdown of remaining capacity by school.

[e] There are two options for development in Area M Spyglass Hill: Option 1 (New Resort Hotel) and Option 2 (New Residential Lots). The estimates for both options are presented (Option 1/Option 2). The estimated number of residents and school-age children would be less under Option 1.

Based on communications with MPUSD and as shown in Table 3.10-5, there is adequate school capacity to accommodate the estimated students that could enroll as a result of new residential development within the MPUSD boundaries (Albert pers. comm. 2011).

Based on communications with CUSD and as shown in Table 3.10-5, there is adequate school capacity to accommodate the estimated students that could enroll in CUSD. All seven of the CUSD schools have recently undergone modernization and expansion; but the completed and proposed improvements at Carmel High School, Carmel Middle School, and Carmel River Elementary School would replace temporary/portable facilities and upgrade existing facilities, not provide additional capacity (Paul pers. comm.). Both the Carmel Middle School and the Carmel High School currently have sufficient capacity to accommodate the estimated maximum number of students that could enroll as a result of new residential development within the CUSD boundaries, and the CUSD has the flexibility to transport students who would attend Carmel River Elementary school to Carmelo Elementary School to ensure all students are accommodated. Therefore, although no capacity-increasing projects are planned for the CUSD, the addition of 13 or fewer students to the CUSD would not require construction of new school facilities.

In summary, the school districts could accommodate the potential increase in students from residential development. Furthermore, future homeowners would be required to pay school impact (developer) fees at the time of construction on their residential lots. Payment of these developer fees would offset any potential physical impacts as a result of new or expanded school facilities at MPUSD and CUSD per Government Code Section 65995(e). Therefore, this impact is considered less than significant.

E. Wastewater Collection and Treatment

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

The proposed project would increase wastewater flows to the CAWD treatment plant. The project area is currently using about half (500,000 to 600,000 gpd) of its 1 mgd allotted capacity (Niccum pers. comm. [A]). The PBCSD has estimated increased wastewater flows expected to result from implementation of the proposed project, and proposed project wastewater flows are not expected to exceed an additional 150,000 gpd (Niccum pers. comm. [B]). This is a conservative estimate. In total, including the proposed project, future Del Monte Forest wastewater flows would not exceed 700,000 gpd. As previously mentioned, the PBCSD has a reserved capacity of 1 million gpd at the CAWD. Therefore, under project build-out conditions, PBCSD would retain an approximate 300,000 gpd reserve capacity. (Niccum pers. comm. [B]) Therefore, the proposed project would not result in wastewater flows that exceed treatment plant capacity. This impact is considered less than significant.

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

As stated in the discussion of Impact PSU-E1, the proposed project would increase demand for wastewater treatment. The increase in demand can be met by existing wastewater treatment facilities and sewer lines, in combination with installing sewer line extensions as described in Chapter 2 (Niccum pers. comm.; Beretti pers. comm.). It would not be necessary to install larger regional infrastructure mains (Niccum pers. comm.). Therefore, impacts resulting from increased demand for sewer lines and sewer capacity would be less than significant.

F. Utility Disruption

Impact PSU-F1. The proposed project could result in utility service disruptions during construction. (Less than significant with mitigation)

Construction of proposed development, including infrastructure and roadway improvements, (as described in Chapter 2) could result in utility service disruption to residences, businesses, and public service and utility providers. Potentially affected utilities include water, reclaimed water, sewer, gas, electricity, telecommunications, cable, and other infrastructure. Water service interruptions could also affect fire flows. The duration of this disruption is uncertain and could be prolonged. This impact is considered significant. Implementing Mitigation Measure PSU-F1 would reduce this impact to a less-than-significant level.

Mitigation Measure PSU-F1. Coordinate with the appropriate utility service providers and related agencies to reduce service interruptions prior to construction.

Prior to construction, the applicant and/or its construction contractor will coordinate with the appropriate utility service providers and related agencies to determine the location of utilities and develop a plan to reduce service interruptions. The plan will be approved by the construction contractor and utility provider, and will be incorporated into the construction specifications. Utilities will include, but may not be limited to: water, reclaimed water, sewer, gas, electricity, telephone, cable. This coordination will include the following:

- The applicant will contact the Underground Service Alert of Northern California and Nevada at least 48 hours before excavation work begins to verify the nature and location of existing underground utilities. The applicant will also notify all public and private utility owners at least 48 hours prior to the commencement of work adjacent to any existing utility, unless the excavation permit specifies otherwise.
- The applicant will coordinate with Cal-Am as the water purveyor and the PBCSD Fire Department to minimize or eliminate potential water interruptions. Such coordination efforts may include requiring the construction contractor to hot-tap[1] existing water lines for new water line connections when possible to maintain service of existing water lines. Another option is to isolate construction areas and back-feed water through alternate lines to provide continuous service.
- The applicant will coordinate with PBCSD, as the wastewater agency, to minimize or eliminate potential interruptions of service when connections are made between sewer

[1] *Hot-tap* means drilling into a pipe that is live (currently providing water) as a means of temporarily providing water, so service is not interrupted when connecting new lines to existing lines.

lines. Efforts may include coordination with the construction contractor to bypass sewage flows in the affected areas through use of a portable pipeline that connects to unaffected sewage lines.

G. Solid Waste

Impact PSU-G1. The proposed project would increase solid waste, green waste, and recycling disposal needs. (Less than significant)

The proposed project would result in generation of construction period solid waste over the four phases (10 years), between September 2012 and August 2022. This would include construction debris (e.g., cut material from grading, construction debris, other non-recyclables) from development (as described in Chapter 2) at The Lodge at Pebble Beach, The Inn at Spanish Bay, Collins Field–Equestrian Center–Special Events Area, Area M Spyglass Hill, the residential lot subdivisions, and roadway, trail, and infrastructure improvements.

The proposed project would also increase the daily population (visitors, employees, residents) in Del Monte Forest by an estimated 518 or 343 people under Option 1 or 2, respectively, as shown in Table 3.10-4. The increased daily population would increase the amount of solid waste, green waste, and recycling generated. As mentioned previously, PBCSD has contracted for collection services with Waste Management, Inc. through 2015 (Niccum pers. comm.). Currently, the Monterey Peninsula Landfill and Recycling Facility has an estimated remaining capacity of 49 million tons and is expected to be open for approximately 150 years (Shedden pers. comm.). Monterey Peninsula Landfill and Recycling Facility management confirmed that the landfill has sufficient capacity to accommodate the proposed project (construction and operation period waste generation) and all other planned development (Van Horn pers. comm.).

Increased solid waste, green waste, and recycling needs resulting from the proposed project can be accommodated by the existing collection and disposal services, and it could be served by a landfill with sufficient permitted capacity. Therefore, this impact would be less than significant.

Cumulative Impacts and Mitigation Measures

The methodology for determining cumulative impacts is described under Analysis of Cumulative Impacts at the beginning of Chapter 3.

A. Police and Fire Protection

Impact PSU-A1(C) and PSU-A2. Cumulative development would increase demand for fire, first responder emergency medical services, and police services but not to a level that would result in the need for new physical facilities for these services and the cumulative impact would be less than significant.

Other than the proposed project, cumulative development in Del Monte Forest includes up to 105 new dwelling unit vacant lots[2]. The net increase of up to 668 to 843 daily population[3] by all

[2] As shown in Table 3-2 in the introduction to Chapter 3, Del Monte Forest buildout with the project (and the LCP Amendment) would be 195 to 205 units including 90 to 100 units from the project and 105 units from existing vacant lots (96) and limited units in new subdivisions (9 units).

[3] Assuming 3.1 persons per dwelling unit and assumptions earlier in the section.

cumulative development is not sufficient demand to result in the need for new physical facilities that might otherwise result in secondary impacts on the environment.

B. Emergency Access

Impact PSU-B1(C). Cumulative development could result in interference with emergency access plans, but the proposed project would not impede emergency access and would not considerably contribute to a cumulative impact.

Other than the proposed project, cumulative development in Del Monte Forest includes up to 105 new dwelling units[2]. Proposals for new residential development would be responsible for maintaining and/or replacing access, and would be required to comply with County and Fire Department access requirements. The proposed project would be required to adhere to the PBCSD Fire Defense Plan and the conditions of CAL FIRE. Cumulative impacts related to emergency access are unlikely, but in any case, the project will be conditioned to comply with access requirements, and would not contribute to any interference with emergency access.

C. Wildland Fire Hazard

Impact PSU-C1(C). Cumulative development could expose people and structures to wildland fire risk, but the project's contribution would be reduced to a less-than-significant level with mitigation.

Cumulative development might have a substantial adverse effect by placing residential structures adjacent to wildland and open space areas, and in areas where there are no fire hydrants/lines, contributing to the risk of loss, injury, or death from wildland fires.

As identified under Project Impacts and Mitigation Measures, all development will be required to comply with PBCSD Fire Department requirements and Monterey County's Fire Code. Furthermore, implementation of Mitigation Measures PSU-C1, PSU-C2, and PSU-C3 (see Project Impacts and Mitigation Measures), through implementation of a vegetation management plan, safety precautions during maintenance during the declared fire season, and improved water flow where needed, would reduce the potential wildland fire hazard impacts to a less-than-significant level. Therefore, although cumulative development impacts related to wildland fire hazards are considered to be potentially significant, the proposed project's contribution would not be considerable.

D. Schools

Impact PSU-D1(C). Cumulative development would result in increased student enrollments which would increase demand for new school facilities, but fees paid at the time of construction of residential lots would offset any potential physical impacts as a result of new or expanded facilities at MPUSD or CUSD per Government Code Section 65995(e) and the proposed project's contribution to cumulative impacts would be less than significant.

The proposed project would generate up to 25 new students to the MPUSD and CUSD. Other projects in Del Monte Forest include up to 105 new dwelling units (see footnote 2). Using a conservative estimate of 0.25 students per household, these new units could generate up to 26 additional students. As discussed under Project Impacts and Mitigation, the MPUSD has adequate school capacity to accommodate this increase and all of the CUSD schools have recently undergone modernization and expansion. Furthermore, future homeowners/developers would be required to

pay school impact fees at the time of construction on their residential site. Payment of these developer fees would offset any potential physical impacts as a result of new or expanded school facilities at MPUSD and CUSD per Government Code Section 65995(e). Therefore, cumulative impacts related to schools are considered to be less than significant and the proposed project would not contribute to a significant cumulative impact.

E. Wastewater Collection and Treatment

Impact PSU-E1(C) and E2(C). Cumulative development would result in increased wastewater treatment requirements, but because there is adequate PBCSD allotted wastewater capacity and no need for additional sewer lines or wastewater treatment facility, the proposed project would not contribute to a significant cumulative impact.

Cumulative development other than the proposed project would include up to 105 new dwelling units in Del Monte Forest (see footnote 2). Assuming all of those lots are developed for single-family residences, with an average of 3.1 persons/residence, the cumulative addition of residents could be up to 325 persons. Using a factor of 70 gpd/person (EPA 2002), the additional cumulative wastewater flow would be 22,750 gpd. The project increase in flow would be 150,000 gpd for a total of 177,750 gpd. PBCSD is currently using 500,000 to 600,000 gpd or half of its current allotted capacity of 1 mgd. Increased flow resulting from the cumulative plus-project conditions would not exceed the 1 mgd capacity. The proposed project is already served by existing wastewater infrastructure and includes new project-serving sewer lines to support development. Therefore, cumulative impacts related to expanded or new wastewater collection or treatment facilities are considered to be less than significant and the proposed project would not contribute to a significant cumulative impact.

F. Utility Disruption

Impact PSU-F1(C). Cumulative development could result in construction-related utility service disruption, but the proposed project's contribution would be reduced to a less-than-significant level with mitigation.

Cumulative development could result in construction-related service disruptions. However, other than the proposed project, development would be limited to construction of up to 105 new single-family dwelling units in Del Monte Forest (see footnote 2). Construction of individual homes is not anticipated to result in significant, if any, construction-related service disruptions. The proposed project would be developing both structures and roadways, and potential utilities that could be affected include water, reclaimed water, sewer, gas, electricity, telephone, cable, and other infrastructure. Implementation of Mitigation Measure PSU-F1 (see Project Impacts and Mitigation Measures) would ensure that coordination would occur with utility service providers to reduce potential service interruptions that might occur as a result of project construction. Therefore, although cumulative development impacts related to utility disruption are considered to be potentially significant, the proposed project's contribution would not be considerable.

G. Solid Waste

Impact PSU-G1(C). Cumulative development would increase solid waste, green waste, and recycling disposal needs, but solid waste services and facilities are sufficient to accommodate

cumulative development and the proposed project would not contribute to a significant cumulative impact.

Cumulative development could result in an increase in solid waste generation. However, other than the proposed project, development would be limited to construction of single-family residential development of up to 105 new dwelling units (see footnote 2). Construction and occupation of individual homes is not anticipated to result in significant increases in solid waste generation. Solid waste services in Del Monte Forest are provided by PBCSD, who has contracted for collection services with Waste Management. Currently the Monterey Peninsula Landfill and Recycling Facility have estimated remaining capacity of 49 million tons and is expected to be open for approximately 150 years. Increased solid waste, green waste, and recycling needs resulting from cumulative development including the proposed project can be accommodated by the existing collection and disposal services. Therefore, cumulative impacts related to solid waste are considered to be less than significant.