

3/22/2004  
#74

March 22, 2004

Mr. Thomas A. McCue  
Monterey County Planning Department  
2620 First Avenue,  
Marina, CA 93933

**Re: PBCSD Draft EIR Comments  
Del Monte Forest Preservation and Development Plan**

Dear Mr. McCue,

District staff comments are attached on the Draft Environmental Impact Report (EIR) for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan.

Thank you for the opportunity to review the draft EIR. If you have questions or require more information or clarification of any of the recommendations in the attached response, please contact the Fire Prevention Chief, Jackie Scoggins, the District Engineer, Michael Niccum, or me.

Sincerely,

Richard Andrews  
General Manager

RA:mn

Attachment: District Recommendations

cc Sam Mazza, Fire Chief  
Jackie Scoggins, Battalion Chief  
Michael Niccum, District Engineer  
Mark Stilwell, Pebble Beach Company

**PBCSD COMMENTS (4/22/04) ON DRAFT EIR FOR  
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN**

**Chapter 2.0, Page 15, Lines 17, 28, 32**

The minimum PBCSD sewer main line size for new construction is 8-inch diameter.

1

**Chapter 3.5, Page 6, Lines 10 through 13 should read as follows:**

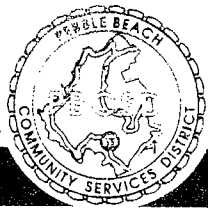
The automatic aid agreement with the cities of Pacific Grove and Monterey has also improved the ability to provide fire protection and first-responder medical emergency services to the Proposed Project area.  
(Note \*PBCSD does not have an automatic aid agreement with Carmel).

2

**Chapter 3.7, Page 30, Lines 30 through 34 should read as follows:**

This compares to a 5-minute response time to the Inn at Spanish Bay. The Pebble Beach Community Services District (PBCSD) goal is to attain response times less than 5 minutes, 90% of the time. The expected 5.5-minute response time for this area is within the overall PBCSD goal and is, therefore, considered a less-than-significant impact.

3



Richard Andrews, General Manager/Secretary

PEBBLE BEACH

COMMUNITY SERVICES DISTRICT

FOREST LAKE AND LOPEZ ROADS • PEBBLE BEACH, CALIFORNIA 93953 • (831) 373-1274 • FAX (831) 373-2357

March 22, 2004

Mr. Thomas A. McCue  
Monterey County Planning Department  
2620 First Avenue,  
Marina, CA 93933

3/22/2004  
#74

**Re: PBCSD Proposed Conditions of Approval  
Del Monte Forest Preservation and Development Plan  
(FLN010254 / PLN010341)**

Dear Mr. McCue,

Attached are the District staff's recommended conditions of approval relating to the Del Monte Forest Preservation and Development Plan.

Thank you for the opportunity to review the project. If you have questions or require more information or clarification of any of the recommended conditions in the attached response, please contact the Fire Battalion Chief, Jackie Scoggins, the District Engineer, Michael Niccum, or me.

4

Very truly yours,

Richard Andrews  
General Manager

RA:mn

Attachment: District Recommendations

- cc PBCSD Board of Directors
- Sam Mazza, Fire Chief
- Jackie Scoggins, Battalion Chief
- Michael Niccum, District Engineer
- Jack Kidder, Del Monte Forest Property Owners
- Mark Stilwell, Pebble Beach Company

BOARD OF DIRECTORS

David R. Hendrick • Gary D. Hornbuckle • Leo M. Laska • Nancy D. McCullough • Hampton S. Stewart, III

**PEBBLE BEACH COMMUNITY SERVICES DISTRICT**

**PROPOSED CONDITIONS OF APPROVAL**

**Del Monte Forest**

**Preservation and Development Plan**

**Fire Protection and Suppression Conditions:**

1. All proposed building improvements are required by the Pebble Beach Community Services District (PBCSD) to be consistent with 2002 California Fire Code and local amendments, including residential fire protection sprinkler systems.
2. Street and fire access roads shall meet the requirements of the 2002 California Fire Code and Monterey County Ordinance 3600 and must be completed prior to the placement of combustible materials on any lot. These standards shall be established and maintained year-round by the Pebble Beach Company for the full driving height and width of the road surface.
3. Emergency fire access road improvement plans shall be approved by PBCSD prior to issuance of grading permits. An engineering report must substantiate weight-bearing requirements for Fire Department equipment (60,000 lbs. over 2 axles) and must also address erosion control for all types of weather conditions specific to the PBCSD area. An agreement designating ownership and maintenance requirements for all access roads shall be approved by the PBCSD prior to recording the final map.
4. All raised medians and gates shall be set back 30 feet from face of curb or edge of pavement to minimize vehicle stacking effects for emergency equipment. Vertical clearance requirement of 15' shall be maintained through travel path at all gate entrances. The design height of all portions of gate structures shall accommodate a safe, unobstructed angle of approach and departure for all emergency fire apparatus. All gates must be at least 12 feet wide and have Knox Rapid Entry systems.
5. All lots shall comply with PBCSD Ordinance 19 and the practical intent of California Public Resources Code (PRC) 4291 for clearances of flammable vegetation from structures.

4 (cont.)

**Fire Protection and Suppression Conditions (Cont.):**

6. Fuel Modification Plans that address fuel reduction requirements for open space areas shall be approved by PBCSD prior to the issuance of grading permits. Setbacks for structural defensible space shall meet the requirements of Monterey County Ordinance 3600 and PRC 4290. Provisions shall be made for perpetual maintenance of open space areas.
7. The minimum fire flow for fire hydrants shall be 1000 gallons per minute (gpm) for 2 hours at 20 psi residual pressure, with the following exceptions: employee housing and golf course clubhouse shall require 2000 gpm for 2 hours at 20 psi residual; the Lodge and Inn at Spanish Bay shall require 2,500 gpm for 2 hours at 20 psi.
8. Fire hydrant spacing shall conform at a minimum to the standards set forth in the 2002 California Fire Code Appendix IIIA. All fire hydrants shall have (1) 2 ½" x (2) 4" outlets, James Jones 3775 series or equivalent. All fire hydrants must be installed and accepted by PBCSD prior to the placement of combustible materials on any lot. Blue reflective hydrant markers shall be provided and installed per PBCSD standards.
9. Fire protection water system improvement plans shall be prepared by a registered civil engineer and approved by PBCSD prior to issuance of grading permits or final map recordation.
10. Prior to recording the final map for areas that require construction of fire protection water system improvements, the owner shall install or provide adequate bonding for construction of the required improvements in accordance with the approved plans and obtain final approval from PBCSD.
11. Perimeter access and circulation at the equestrian center shall be provided for emergency fire equipment egress to all areas of the complex as approved by the Chief. A full emergency access plan, including parking and signage requirements, must be submitted and approved by PBCSD prior to issuance of the grading permit or final map recordation.

4 (cont.)

**Wastewater System General Conditions:**

(Note: The terms "sewer" and "wastewater" lines are synonymous as used herein.)

1. Sewer improvement plans shall be prepared by a registered civil engineer and approved by the PBCSD prior to issuance of grading permits or final map recordation. All sewer lines will be placed in utility easements accessible to PBCSD and easements will be required to be shown on the final map.
2. The proposed sewer improvements will be constructed in accordance with the approved plans. Prior to issuance of any building permits for project areas that require construction of sewer improvements, the owner shall install the required improvements and obtain a certificate of acceptance of the improvements and related easements from the PBCSD.
3. A study to confirm there is adequate capacity in existing wastewater collection system lines serving the project area shall be prepared by a registered civil engineer and approved by the PBCSD. Any existing substandard wastewater lines serving the project area shall be improved prior to issuance of grading permits or final map recordation.
4. Reclaimed water line improvement plans shall be prepared by a registered civil engineer and approved by the PBCSD prior to issuance of grading permits or final map recordation. All reclaimed water lines will be placed in utility easements accessible to PBCSD and easements will be required to be shown on the final map.
5. The proposed reclaimed water system improvements will be constructed in accordance with the approved plans. Prior to issuance of any building permits for subdivisions that require construction of reclaimed water improvements, the owner shall install the required improvements and obtain a certificate of acceptance of the improvements and related easements from the PBCSD.

4 (cont.)

**Specific Area Wastewater Conditions:**

**Area P/Q/R:**

1. The owner shall provide an access road and easement for use in maintaining new wastewater line and obtain PBCSD approval prior to recording the final map.

**Specific Area Wastewater Conditions (Cont.):**

**Corporate Yard Employee Housing:**

1. An agreement designating ownership and operations requirements for the wastewater lift station will require PBCSD approval prior to filing final map.

**Equestrian Center:**

1. An agreement designating ownership and operations requirements for the wastewater lift station will require PBCSD approval prior to filing final map.
2. The new wastewater line serving the Equestrian Center shall be located in an all-weather access road right-of-way.

**Golf Course, Area M,N,O,U,V :**

1. The owner shall provide an easement for access and maintenance of the existing wastewater interceptor line located on Stevenson Drive and the wastewater main line serving the maintenance facility and clubhouse.
2. The owner shall provide an easement for access and maintenance of the existing reclaimed water line in the abandoned Drake Road and for the Cypress Point Golf Course reclaimed water meter.

4 (cont.)