

4.11 PUBLIC SERVICES

This section describes existing public services within the project area, including fire and police services, schools, and libraries, and discusses the policies and regulations pertinent to these services. Impacts resulting from the project are assessed and mitigation measures to avoid or minimize any significant impacts are proposed. Cumulative impacts to public service are also evaluated, as well as the project's contribution to such cumulative impacts. Information in this section is based on personal communication with public service providers within the project area, as well as the City of Seaside General Plan and the *West Broadway Avenue Existing Conditions Report*, prepared by DC&E in 2007.

4.11.1 ENVIRONMENTAL SETTING

Fire Protection

The Seaside Fire Department (SFD), which is headquartered approximately one mile east of the project area at 1635 Broadway Avenue, provides fire protection and emergency prevention and response services to the entire City, including the entire project area, as well as related public education and advice to the public. Emergency services that the SFD provides include fire suppression, emergency medical response, hazardous materials detection and removal, vehicular accident response, and other rescue situations. The SFD also has a fire prevention program that reviews plans for new construction and renovations to ensure compliance with all pertinent life safety requirements.

SFD's staff is comprised of 26 full-time employees, including a fire chief, three division chiefs, six captains, seven engineers, eight firefighters, and one administrative employee. The fire department operates one ladder truck, four Type 1 fire engines, one Type 3 fire engine, and one light duty rescue vehicle.¹ The SFD has mutual aid and automatic aid agreements with neighboring fire agencies.

SFD's optimum staffing ratio is 1 firefighter per 1,000 residents. As of 2009, the SFD has 1 firefighter per 1,300 residents, a rate below the optimal staffing ratio. SFD is working toward compliance with the National Fire Protection Association's Standard 1710, which sets minimum requirements for the organization and deployment of fire suppression operations, emergency medical operations, and special public operations for career fire departments.² As such, the fire department has a 5 minute response time goal (including 4 minutes for drive time) for 90 percent of the populated portions of the fire department's response area. In 2007, the average response time achieved was 5 minutes 51 seconds.

¹ Pernet, Kathryn, Seaside Fire Department. Personal communication, January 7, 2008.

² The NFPA Standard 1710. <http://www.nfpa.org/aboutthecodes/AboutTheCodes.asp?DocNum=1710>. Accessed January 8, 2008.

In 2006, the SFD responded to 2,348 calls, including calls regarding medical emergencies, hazardous materials, fires, and public assistance.³ Approximately 74.3 percent of emergency calls were responded to within the fire department's response time goal. Owing to the proximity of the fire station to the project area, SFD's expected response time to the project area is 5 minutes or less.

In 2003 and 2008, the SFD contracted with an independent expert consultant (CityGate) to evaluate the adequacy of fire protection Citywide. The premise of the reports was that fire response time should be within 5 minutes for 90 percent of emergency calls. The 2003 report (prepared before the 2004 General Plan) recommended the need for at least a second station in the City and eventually a third station. The optimal location for the second station was identified to be on Gigling Road, east of General Jim Moore Boulevard.⁴ Furthermore, 12 additional fire fighters have been included in the SFD budget for fiscal year 2009-2010 to serve the City.

It is anticipated that the potential second station on Gigling Road would primarily serve the newly incorporated northern areas of the City. As stated in the General Plan, immediately after the annexation of a portion of the Fort Ord military base, response times to the North Seaside area ranged from 10 to 15 minutes. The CityGate studies prepared for the City further document that existing conditions in the City require increased service capacity to address deficiencies in response time capabilities.

Police Protection

Police protection services for the entire City, including the project area, are provided by the Seaside Police Department (SPD), which is headquartered at City Hall, at 440 Harcourt Avenue, less than 0.5 mile south of the project area. In addition to the main station, the SPD has three field offices, including the Police Athletic League (PAL) Office, the North Field Office, and the Broadway Field Office. The PAL Office is located one mile east of the project area at 1460 Yosemite Street and houses all offices associated with the PAL, which is a joint recreational partnership between the police department and the Boys and Girls Clubs of Monterey County.

The North Field Office, which is located at 220 Coe Avenue, approximately 1.5 miles northeast of the project area, is dedicated to officers attending to issues in the northern portions of the City. It provides officers with a facility in which they may write reports and conduct investigations and interviews. The North Field Office is only open when officers are present. The Broadway Field Office is located approximately 0.5 mile east of the project area at 1274 Broadway Boulevard. This field office houses and acts as the headquarters of the police department's Investigation Bureau, as well as acts as the operations offices for the Community Liaison Officers and the School Resource Officers, which provide neighborhood watch, crime

³ Seaside Fire Department. 2006 Annual Report. 2006.

⁴ CityGate Associates, Inc: *City of Seaside Fire Location Study* (2003) and *Evaluation of Fire Station Sites and Options for the City of Seaside, CA* 2008.

prevention, and school patrol and liaison services. Public access to the Broadway Field Office is limited and is by appointment only.⁵ None of the aforementioned police department facilities are located within the project area.

SPD consists of two bureaus, Field Operations and Support Services, both of which are under the command of the Chief of Police. The Field Operations Bureau is comprised of two divisions, the Patrol Division and the Nuisance Abatement Division. The Support Services Bureau is comprised of three divisions, including the Administrative, Community Services, and Investigation divisions. Equipment at the disposal of the SPD includes 15 marked patrol vehicles, seven unmarked command staff cars, five unmarked detective cars, and six marked support staff vehicles.⁶

The SPD staffing includes 45 sworn officers, 17 full-time support staff, and seven part-time employees, including four sworn reserve police officers.⁷ Although the preferred ratio for officers is 1.8 officers per 1,000 residents, which is the Monterey County average for all police agencies in the area, the SPD currently has a ratio of 1.4 officers per 1,000 residents.⁸

After the closure of the Fort Ord military base in 1994, 6.27 acres were annexed into the City. Law enforcement for the former Fort Ord was provided by the Army's Law Enforcement Command. The Army has since transferred police service responsibilities to the SPD. Prior to the annexation of this portion of the former military base, the SPD response area was 2.69 square miles. Since the annexation, the police department response area has increased to 8.96 square miles.⁹ As such, the SPD provides police services to the Fort Ord Military community within the Presidio of Monterey Annex that is within the City limits.

The Monterey County Communications Center reports that in 2007, it received approximately 38,000 calls for service involving incidents that required police attention.¹⁰ The SPD responds to Priority One emergency calls¹¹ in four minutes or less.¹² The goal response time for emergencies in the project area is three minutes or less, due to the project area's proximity to the City core. The current response time to that area is less than three minutes for a Priority One emergency call.

⁵ Seaside Police Department. Locations. <http://www.seasidepolice.org/admin004.html>. Accessed December 27, 2007.

⁶ Cercone, Stephen, Chief of Police, Seaside Police Department. Personal communication, January 17, 2008.

⁷ Ibid.

⁸ Ibid.

⁹ City of Seaside General Plan, August 5, 2003.

¹⁰ Cercone, Stephen, Chief of Police, Seaside Police Department. Personal communication, January 17, 2008.

¹¹ Priority One emergency calls are typically defined as conditions posing immediate threat to life, a felony crime in progress, or a traffic-related injury accident.

¹² This is an unwritten standard, but one that the Seaside Police Department has adhered to for several years.

Schools

All public schools within the City are administered by the Monterey Peninsula Unified School District (School District), whose service area also includes the cities of Seaside, Monterey, Marina, and portions of unincorporated Monterey County. The School District operates four elementary schools, three middle schools (two of which are K-8), and one high school, as well as continuation high school, within the City of Seaside.

Students residing within the project area are also served by Walter Colton School (K-8) and Monterey High School, both located within the City of Monterey.¹³ **Table 4.11-1** provides a summary of the enrollment and capacity of these schools that may serve the project area. As shown in **Table 4.11-1**, all but George C. Marshall Elementary School has enrollment below the school's capacity, as the George C. Marshall Elementary School enrollment is at 112 percent capacity, or 12 percent over full capacity.

Libraries

The Seaside Community Library, located at 550 Harcourt Avenue, less than 0.5 mile south of the project area, is part of the Foundation for Monterey County Free Libraries, the County library system. The Seaside Community Library is approximately 10,000 square feet in size and provides services to the community, such as the book and video loans, online research assistance, children workshops, movie screenings, and community reception activities. The library is open six days per week, for a total of fifty-four hours per week. The Foundation for Monterey County Free Libraries does not currently have any adopted service standards.¹⁴

¹³ DC&E. West Broadway Avenue Existing Conditions. September 18, 2007.

¹⁴ Addelman, Jayanti Addleman, Jayanti. County Librarian, Monterey County Free Libraries. Personal communication on January 10, 2008

Table 4.11-1. Schools Serving the Project Area

School Type	School Name	Distance from project area (miles)	Student Capacity	2007-2008 Enrollment	2007-2008 Enrollment as % of Capacity
Elementary	Del Rey Woods Elementary School (1281 Plumas Avenue, Seaside)	1.1	690	499	72%
	Highland Elementary School (1650 Sonoma Avenue, Seaside)	0.9	598	422	71%
	George C. Marshall Elementary School (300 Normandy Road, Seaside)	3.2	572	639	112%
	Ord Terrace Elementary School (1755 La Salle Avenue, Seaside)	1.5	805	589	73%
	Walter Colton School (K-8) (100 Todo Vista Drive, Monterey)	3.6	780	750	96%
	Martin Luther King Middle School (K-8) (1713 Broadway Avenue, Seaside)	1.0	1,161	726	63%
	International School of Monterey (Charter; K-8) (1720 Yosemite Street, Seaside)	1.0	592	365	62%
Middle	Roger S. Fitch Middle School (999 Coe Avenue, Seaside)	1.6	1,053	802	76%
High	Central Coast Continuation High School (225 Normandy Road, Seaside)	2.9	572	210	37%
	Monterey High School (101 Hermann Drive, Monterey)	2.9	1,647	1,455	88%
	Seaside High School (2200 Noche Buena Street, Seaside)		1,890	1,355	72%

Source: Monterey Peninsula Unified School District webpage: <http://www.mpusd.k12.ca.us/SCHOOLS.HTML> Site accessed June 19, 2008; Personal communication Dan Albert, Monterey Peninsula Unified School District, January 12, 2009.

4.11.2 REGULATORY SETTING

Senate Bill 50

The Leroy F. Greene School Facilities Act of 1998, or Senate Bill 50 (SB 50), restricts the ability of local agencies to deny project approvals on the basis that public school facilities (classrooms, auditoriums, etc.) are inadequate. Under SB 50, school districts establish fees to offset potential impacts related to increases in population associated with any new residential development. SB 50 further establishes that payment of school impact fees constitutes full and complete mitigation of any possible impacts related to school facilities.

Project Consistency

The City of Seaside does not currently collect any SB50 related impact fees on building permits on behalf of local school districts. However, please see Impact 4.11-4 below for a discussion of project impacts to school facilities and capacity.

Seaside General Plan

The City of Seaside General Plan provides goals, policies, and implementation plans that focus on collaborative efforts to ensure the public service needs of the community are met. The following General Plan's policies are relevant to public services.

Fire Protection and Emergency Services

Goal LU-9: *Provide a sufficient level of fire protection, public education, and emergency response service (with a response time of five minutes) for all portions of the community.*

Policy LU-9.1: *Adopt and maintain level of service (e.g., response times, call handling) and staffing standards for the Fire Department.*

Implementation Plan LU-9.1.1: *Adequate Fire Protection and Emergency Services*

Review the level of service, facilities, and funding levels at budget time, adjusting when necessary to ensure that adequate levels of service and facilities are provided and maintained.

Policy LU-9.2: *Implement and enforce regulations, such as the most recent building codes, minimum street widths, and clearance areas.*

Law Enforcement

Goal LU-10: *Provide an effective and responsive level of police protection (including facilities, personnel, and equipment) through the Seaside Police Department.*

Policy LU-10.1: *Adopt and maintain level of service (e.g., response times, call handling) and staffing standards for the Police Department.*

Implementation Plan LU-10.1.1: *Adequate Law Enforcement*

Review the level of service, facilities, and funding levels as budget time, adjusting when necessary to ensure that adequate levels of service and facilities are provided.

Schools

Goal LU-11: *Cooperate with local school districts and other educational organizations to ensure that a level of public education is provided that meets the community's educational needs.*

Policy LU-11.1: *Consider impacts of proposed projects on school enrollment and facilities.*

Implementation Plan LU-11.1.1: School Impact Fees

During the review of development proposals, mitigate all potential impacts to schools in accordance with State laws and impact fee limits.

Implementation Plan LU-11.1.2: Cooperate with School Districts

Maintain communication with local school districts and assist when necessary in identifying new sites.

Libraries

Goal LU-12: *Provide a level of library facilities and service that meet the needs of the community.*

Policy LU-12.1: *Develop and maintain a high quality library system that enhances the cultural life of and serves as the information center for the community.*

Implementation Plan LU-12.1.3: Library Fees

Ensure developers pay all required library fees prior to occupancy of their projects.

Project Consistency

As discussed in Section 4.11.3 below, the SFD would require additional personnel and an additional fire station in order to provide service with the a response time of 5-minutes to the project area. While Mitigation Measure 4.11-1 would require individual development projects to contribute fair share mitigation for providing the required and necessary fire facilities under an ad-hoc approach enforced by the City, the City has not adopted a comprehensive development mitigation fee program that would require the provision of funds to assist in the development of additional resources. Therefore, the project would be inconsistent with Policy LU-9.

As discussed above in Environmental Setting, SFD had adopted level of service standards and the project would be subject to those standards, and consistent with Policy LU-9.1. Additionally, future development projects in the project area would be built in accordance with the most current California Building Code (CBC) and zoning ordinance, and would therefore be consistent with Policy LU-9.2.

As discussed below in Section 4.11.3, SPD would require additional staffing in order to adequately serve the project and maintain a responsive level of service. While Mitigation Measure 4.11-2 would require development projects to contribute fair share mitigation, using an ad-hoc approach, for providing adequate police service and staffing to serve the project area, the City has not adopted a comprehensive development mitigation fee program that would require the provision of funds to assist in the development of additional resources. Thus, the project would be inconsistent with Policy LU-10. However, according to research conducted for this analysis, the SPD requires additional staffing but not any additional permanent physical facilities.

As discussed above in Section 4.11.1, SPD had adopted level of service standards and the project would be subject to those standards, and consistent with Policy LU-10.1.

The project would not create the need for additional school facilities and would therefore not impede the ability of the City to meet the community's educational needs, consistent with Policy LU-11.1. Furthermore, the project would provide for the future development of a library facility, which would be adequate to serve the increased population resulting from the project and provide a beneficial impact, as discussed under the heading "Issue Not Further Discussed" below. Thus, the project would be consistent with Policy LU-12.1.

4.11.3 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Methodology

Information regarding existing public services in the project area is based on the *West Broadway Avenue Existing Conditions Report*, information provided by the public service providers, internet research, and review of the City's General Plan. Current service and capacity levels were compared to potential future demand for services under project buildout.

Significance Criteria

In accordance with the *CEQA Guidelines* Appendix G, the project would result in a significant impact to public services if it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or result in the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times or other performance objectives for the following public services:

- Fire protection,
- Police protection,
- Schools, and
- Other public facilities.

Issue Not Discussed Further

Libraries

The project includes conceptual plans for a combined library/parking garage “catalyst” development. Conceptual plans call for the library component to be about approximately 20,000 square feet in size, nearly twice the square footage of the existing Seaside Community Library.

According to the Monterey County Librarian, the existing library in the project area is the most heavily used of the 17 library branches in the County. While the existing library has been upgraded to accommodate new technologies and media, the 10,000 square foot library is not adequate to serve the community nor is the square footage adequate to provide the library materials, computers, and programs that serve the project area.¹⁵

As this new library would replace the existing branch and provide additional square footage, the future development of a library facility within the project area would have a beneficial impact to library services as it would increase the capacity to serve the existing community and the projected increase in population resulting from implementation of the project.

Physical impacts resulting from the development of the new library facility are addressed in this Programmatic EIR to the extent possible based on the available conceptual designs. These impacts would be further evaluated in a tiered CEQA document required for the future development project. Please see sections, **4.2 Air Quality**, **4.5 Geology and Soils**, **4.6 Hazards and Hazardous Materials**, **4.13 Transportation**, for discussions of the physical impacts of the new library facility.

Project Impacts

Impact 4.11-1: Future development associated with the project would increase the demand for fire and emergency services in the project vicinity. The increase could require additional staffing or expanded facilities to meet the increased demands. (Significant)

The project area is served by the SFD, which provides fire protection and emergency response services. The project would generate an increase in population of 1,312 residents¹⁶ in the project area at buildout (see **Section 4.10, Population and Housing**). The increase in population would in turn create additional demand for fire protection and emergency services. Currently

¹⁵ Letter from Monterey County Librarian Jayanti G. Addleman, September 17, 2008.

¹⁶ The estimated population increase generated by the project is based on the 2007 persons/household figure of 3.2 ((494 proposed units x 3.2 persons/unit) minus (84 existing units x 3.2 person/ unit) yields 1,312 persons). It can be reasonably assumed that the actual increase in population would be less than that projected using this generation rate as units proposed as part of the project would be mainly condominiums and townhouses which traditionally accommodate a smaller household size.

the fire department operates at a ratio of 1 firefighter to 1,300 residents; however, the optimum goal for fire service is 1 firefighter per 1,000 residents. Thus, there is currently an immediate need for additional fire station staff.

The population generated by the project would contribute negatively to the SFD's ability to maintain a service level ratio goal, decreasing the service ratio to about 1 firefighter per 1,400 residents. The increased demand at project buildout for additional fire department and emergency services evaluated in the CityGate reports would require the construction of a second fire station and 9 additional fire fighters,¹⁷ representing a significant impact. SFD long term planning for the needs of the community includes a level of growth equal to that proposed by the project.¹⁸ However, neither the City nor the SFD has quantified or adopted development impacts fees under AB 1600.¹⁹ Such fees can be assessed on a square foot or residential unit basis and used to address service deficiencies associated with proposed new development in the project area. The City's Capital Improvements Program includes a development impact fee feasibility study, which would establish appropriate impact fees for new developments; the feasibility study is slated to be carried out in fiscal year 2010/2011.²⁰

Mitigation Measure 4.11-1: Currently the City has no adopted mechanism for collecting impact fees as a means of mitigating public service impacts.

Prior to the approval of any building permits within the project area, the City Resource Management Services Department shall confirm the required fire service to be provided to each project in the project area. As the City has not established or implemented any standards mandating development impact fees for public services, there is no opportunity at this time for such public services deficiencies to be mitigated by the payment of mitigation fees by developers within the project area.

As such, the City Resource Management Services Department shall ensure that any required fire services and service ratios are in place by requiring ad-hoc and fair share mitigation through individual developers that propose development within the project area. The City Resource Management Services Department shall consider the nature of any proposed development and its related potential impact on and demand for fire services and thus, establish appropriate fair share mitigation on a project-by-project basis. The City Resource Management Services Department shall ensure there is a nexus between the proposed project and required fire services and/or staffing and shall determine the fair share contribution of such services and/or staffing by evaluating the project's size and anticipated usage. Through these efforts, the City Resource Management Services shall ensure that adequate fire services staffing and facilities are

¹⁷ Letter from Fire Chief Jerry Wombacher, January 15, 2009.

¹⁸ Ibid.

¹⁹ AB1600 establishes criteria for determining fair-share development impact fees, in order to distribute development-generated capital improvement costs equally and fairly between various developments.

²⁰ Seaside Capital Improvements Program, 2008.

developed and maintained commensurate with the requirements associated with any new development in the project area.

Significance After Mitigation: Significant and unavoidable.

Impact 4.11-2: The reconfiguration of West Broadway Avenue could interfere with its use as an emergency access route. (Less than Significant)

As shown in **Figures 4.11-1** and **4.11-2**, the project would reconfigure West Broadway Avenue to provide a pedestrian-friendly environment and encourage development on the streetscape. The reconfiguration would narrow West Broadway Avenue from four lanes to two lanes, with one lane of travel in each direction and left-hand turn pockets at intersections (see **Figure 4.11-1**). This reconfiguration could, however, have an adverse effect on emergency responses.²¹

In addition to the narrowing of the traffic lanes on West Broadway Avenue, medians could be developed on West Broadway Avenue to provide a “break” in the street and thus create a more pedestrian-friendly environment. Any medians would have mountable or rolled curbs to allow emergency vehicles access when conditions warrant. Further, the medians may include low-lying drought tolerant landscaping that would not interfere with access or allowing clear lines of sight for emergency vehicles. As such, the medians would not impede emergency vehicles from using the median during the event of an emergency.

The project also allows for the expansion of sidewalks in the absence of a center median. Under such a scenario, the roadway could include left-hand turn pockets within a center-turn lane. These left-hand turn pockets could also provide an emergency access route for emergency vehicles. Similar to the center median, the sidewalks could be widened and constructed with rolled or at-grade curbs to allow for emergency vehicle travel on the West Broadway Avenue corridor. This option is not, however, represented in the conceptual designs shown.

The development of pedestrian paseos along West Broadway Avenue, as shown in **Figure 4.11-3b**, would enhance pedestrian and bicycle use in the project area. The paseos would be constructed in a manner similar to the medians described above; the paseos would not impede emergency vehicle access.

In addition to the center medians and sidewalks, the project area also contains existing alleyways just south of West Broadway Avenue (between West Broadway Avenue and Palm Avenue). These alleyways provide a potential secondary emergency access route in the event of a blockage of the primary streets.

In all, the project would have a less than significant impact in regards to emergency access routes in the project area. No mitigation is required.

²¹ Letter from Fire Chief Jerry Wombacher, January 15, 2009.

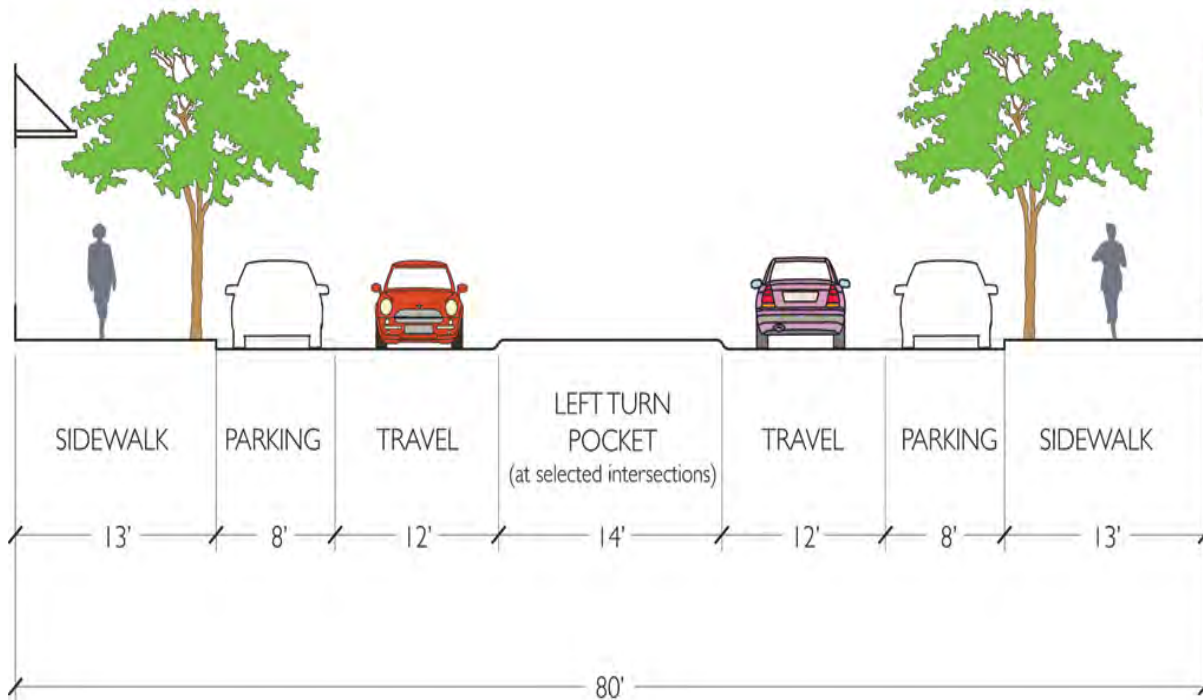


Figure 4.11-1a Conceptual Design - West Broadway Avenue Cross Section-Median

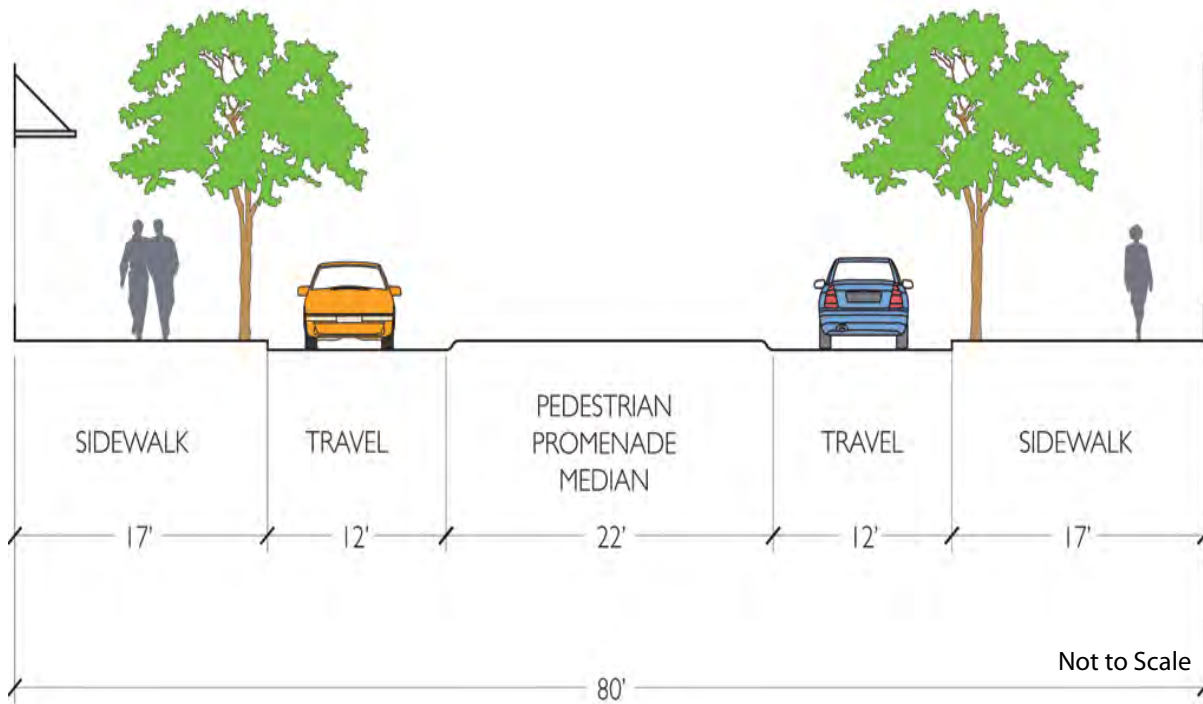


Figure 4.11-1b Conceptual Design - West Broadway Avenue Cross Section-Median with Pedestrian Paseo

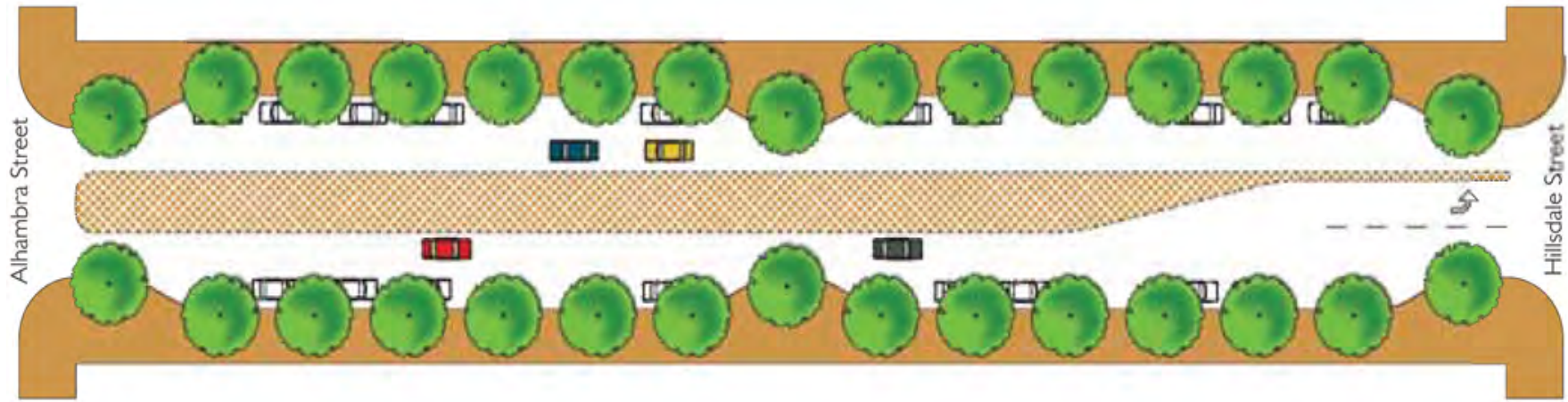


Figure 4.11-2a Conceptual Design - West Broadway Avenue - Median

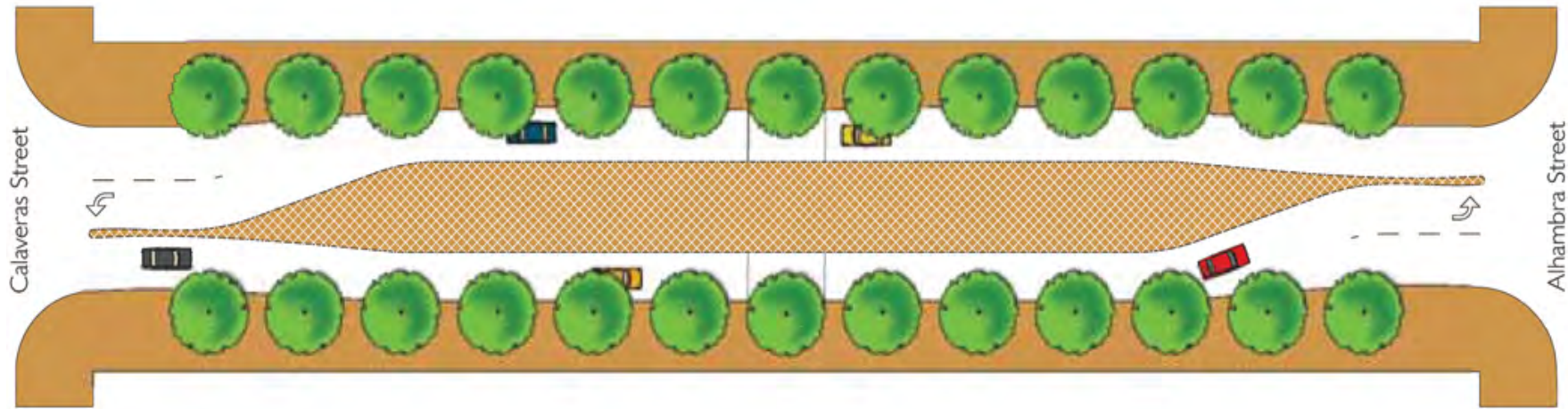


Figure 4.11-2b Conceptual Design - West Broadway Avenue - Pedestrian Paseo

Not to Scale

Impact 4.11-3: While development associated with the project would be met with the existing police services facilities, the increase in residential and business development would increase the need for additional police patrols in the project area beyond current police staffing. (Significant)

The project would ultimately generate an increase in population of 1,312 residents in the project area (see **Section 4.10, Population and Housing**). This population increase would create additional demand for police protection services. Currently, the police department operates at a ratio of 1.4 sworn officers to 1,000 residents; the established service ratio goal for police services is 1.8 sworn officers per 1,000 residents. The population generated by the project would not substantially increase the service ratio; the department would maintain a ratio meeting its established service goal.

However, the increase in residential and business development would increase the need for patrols in the area, necessitating a need for 3 additional police officers.²² Planning for future police staff includes a level of growth equal to the proposed project and would include adequate staff and service capacity to serve the project area.²³ As the SPD would require additional police officers to serve the project area and associated residential development, the project would have a significant impact on police services. The project's impact to police services would result in a substantial need for staffing but would not require additional facilities that would result in physical environmental impacts. While additional facilities would not be required, Specific Plan (Policy PR-2) would encourage the development of a small, centrally-located storefront-style police sub-station on West Broadway Avenue, potentially near the future library/garage project.

Chapter 10 of the Specific Plan also would encourage the SPD to organize and support local community members to spearhead and participate in efforts to improve safety in the project area, such as a community policing program. Under such a program, the City could hold regular meetings that address community concerns and work together to find solutions with police and public works staff. While the establishment of the community policing program would introduce a self-mitigating feature of the project in response to police staffing, the need for the additional 3 police officers would remain in order to provide adequate service to the increased residential and business development.

Mitigation Measure 4.11-2: Prior to the approval of any building permits within the project area, the City Resource Management Services Department shall confirm that the required police service to be provided to each project in the project area.

As the City has not established or implemented any standards mandating development impact fees for public services, there is no opportunity at this time for such public services deficiencies to be mitigated by the payment of mitigation fees by developers within the project area. As such, the City Resource Management Services Department shall ensure that any required additional

²² Letter from Chief of Police, Stephen M. Cercone, January 7, 2009.

²³ Ibid.

police officers are staffed by requiring ad-hoc and fair share mitigation through individual developers that propose development within the project area.

The City Resource Management Services Department shall consider the nature of any proposed development and its related potential impact on and demand for police services and thus, establish appropriate fair share mitigation on a project-by-project basis. The City Resource Management Services Department shall ensure there is a nexus between the proposed project and required police services and/or staffing and shall determine the fair share contribution of such services and/or staffing by evaluating the project's square footage and anticipated demand for such services.

Through these efforts, the City Resource Management Services shall strive to ensure that adequate police services staffing and facilities are developed and maintained commensurate with the requirements associated with any new development in the project area.

Significance After Mitigation: Significant and unavoidable.

Impact 4.11-4 Development associated with the project would increase the demand for school services in the project vicinity, which could be met by the existing facilities. (Less than Significant)

Educational facilities in the project area include elementary schools, combined elementary and middle schools (K-8), middle schools (6-8 only) and high schools.

Based on the school district generation rate of 0.48 elementary/middle school students per high density residential unit, the project would contribute 196.8 additional students to the elementary and middle schools in the area. The project would be served by the Del Rey Woods Elementary School, Highlands Elementary School, George C. Marshall Elementary School and the Ord Terrace Elementary, as well as the Walter Colton K-8, Roger S. Fitch Middle School and Martin Luther King Middle School. These schools are operating at sufficient capacity to accommodate the existing student body. Based on 2007-2008 enrollment levels, these schools have a combined existing open capacity of 1,462 pupil spots. The addition of 196.8 students at the elementary and middle school levels resulting from future project area developments would be accommodated by the existing school capacities. The impact to these schools would be less than significant.

The project would also generate approximately 61.5 new high school students, based on the school district generation rate of 0.15 students per high density residential unit. New students would attend Monterey High School, Seaside High School, or Central Coast Continuation High School. These schools currently have sufficient capacity to accommodate the existing student body. Based on 2007-2008 enrollment levels, these schools have a combined existing open capacity of 1,089 pupil spots. The addition of 61.5 students at the high school level resulting from future project area developments would be accommodated by the existing school capacities.

Based on the foregoing, the project would not result in a significant physical impact relative to schools. No mitigation is required.

Cumulative Impacts

The area analyzed for cumulative impacts to public services is the project area and the remainder of the City of Seaside. The methodology used for evaluating cumulative impacts related to public services utilizes the list of past, present, and probable future projects producing related or cumulative impacts, as identified in **Table 4.1**.

The General Plan EIR indicated that buildout of the City would lead to increased demand for schools, police protection, fire protection and emergency services, and libraries. The General Plan EIR found that the combination of good local planning to accommodate future growth along with mitigation measures included in the EIR would reduce most potential cumulative impacts associated with the provision of public services to a less than significant level.

The project, along with other residential and commercial development proposed for the City, would add to existing demands on public services, including fire, police, schools, and libraries. However, as the project would include the future library/garage project, the existing 10,000 square foot library would be replaced with a new 20,000 square foot library, which would accommodate the anticipated population growth as a result of the project. Therefore, development of this future library project would have a beneficial cumulative impact, as it would serve the project area, including future populations generated by the cumulative projects.

The project, along with other cumulative residential and commercial development proposed within the City, would add to existing demands on schools, and police and fire services. The increase in population resulting from development of the project area and cumulative development throughout the City, specifically residential, commercial, and mixed-use projects noted in **Table 4-1**, would increase the demand for additional public services. The General Plan EIR also identified impacts to public services as significant and unavoidable, as no City legislative framework for a comprehensive development mitigation fee structure for public services has been adopted. As such, the City has and will continue to deal with public services impacts on a case-by-case basis. Thus, the cumulative projects, in addition to the project, would encounter similar issues regarding public service, representing a significant cumulative impact.

While the project includes mitigation measures that would continue to support the ad-hoc approach while ensuring a project's fair share contribution to public services, the project would have a considerable contribution to the increased demand for police and fire service in the City. The project would allow for increased density and the addition of new residential and mixed-use development, which would contribute to the cumulatively increased demand for the City's public services.