

city of seaside

parks,
recreation
community
services
plan

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CITY OF SEASIDE



Parks, Recreation, and Community Services Plan

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Executive Summary

The planning study for the Seaside Parks, Recreation and Community Services Plan identified critical issues for the future of the City's park system. The first was the need to provide adequate park facilities in all of the Seaside neighborhoods. In the Fort Ord area this will be relatively easy because redevelopment will create new areas for park development. In some existing portions of Seaside this need will be more difficult to achieve due to the lack of available vacant land. The Plan identifies some approaches to meet this need.

The second critical issue was the need to provide support facilities, especially sport fields. Participation in field sports is substantially below average. This can be attributed to the lack and the condition of existing fields. The Plan recommends locating fields in groups for better playing and management conditions. It also suggests an effort be made to upgrade existing fields.

While the Plan identifies park and facility needs and the importance of upgrading the existing park system, it also provides a strategy for funding these needs. This strategy is based on passing a Landscaping and Lighting Assessment District to fund park upgrades and on-going maintenance. If started soon, this strategy is relatively easy to achieve and can be completed in the next six years.



Parks, Recreation, and Community Services Plan

Chapter 1 Introduction

1.1 Introduction to the Project

This report summarizes the findings and recommendations for park and recreation services in Seaside. Adopted by City Council in October 2005, the Plan provides policies for developing and maintaining the park system, and financing of improvements. The plan also includes a short-term strategy (six years) for meeting the immediate recreation needs in Seaside.

More specifically, the Plan identifies and evaluates the existing system, assesses the need for additional park land, open space and specialized facilities, establishes criteria and standards for site selection, design, and management of the various areas, and recommends an approach to funding acquisition, development and maintenance of facilities.

Report Organization

The plan is organized into the following sections:

Section 1 - Introduction: Provides an overview of the document, discusses the planning process and identifies the relationship with other planning studies in Seaside.

Section 2 - Plan Framework: Discusses the community profile that provides the framework for the Plan. This includes a discussion of the natural resources, political boundaries, population profile, summary analysis of the park system, and a review of the Fort Ord Reuse Plan.

Section 3 – Recreation Needs Assessment: Summarizes the results of the recreation needs assessment, including a discussion of the current and future park land and facility needs in Seaside.

Section 4 – Recommendations: Provides recommendations and policies for the acquisition and development of future park sites as well as improvements for existing facilities. It also addresses recommendations for the development of major specialized facilities and suggests operational procedures to better manage the park and recreation program in Seaside.

Section 5 – Implementation: Provides a list of projects and actions necessary to implement the plan, identifies project priorities and potential funding sources.

Due to the large amount of information reviewed in the planning process, much of the technical data is located in appendices found at the back of this document. These appendices are:

Appendix A – Community Profile: Discusses community profile information that influences the demand and need for

park and recreation services. This includes demographic and land use information.

Appendix B – Existing Resources: Includes an inventory of existing park, open space and recreational areas in the Seaside area. This includes lands and facilities owned by the City of Seaside as well as other agencies such as the Monterey Peninsula Regional Park District, Monterey County, and Seaside School District.

Appendix C – Existing Management and Operations: Provides an analysis of the existing operation and management of the park and recreation services.

Appendix D – Citizen Input on Recreation Demand: Provides a findings summary of citizen input received through a telephone survey, the International Festival, and a community workshop meeting.

Appendix E – Recreation Needs Assessment: Provides an overview of the methodology and discusses the results of the park, open space and facility needs assessment.

Background Reports

In addition to the information found in this report, a series of background reports was prepared during the study process. These documents included:

Discussion Paper #1 Community Profile

Discussion Paper #2 Existing Resources

Discussion Paper #3 Existing Operations and Management

Discussion Paper #4 Recreation Demand

Discussion Paper #5 Needs Assessment

Discussion Paper #6 Preliminary Recommendations

1.2 Public Involvement

In order to reflect the views of the community and build support for the plan, public participation was an integral part of the planning process. Public involvement was achieved through the following methods:



International Festival, 2002

- *Festival Survey* – A questionnaire was distributed to Seaside residents at the International Festival. The objective was to obtain user opinions and preferences regarding existing and future services. Results are summarized in Appendix D.
- *Community Workshop Meeting* – This meeting was intended to provide an opportunity for input from the general public. It was advertised, and was structured to allow participants an opportunity to voice their personal opinions.
- *Contacts with User Groups* – During the planning process, user groups such as organized sports leagues were contacted and requested to fill out a questionnaire about field use and practice and game requirements. In addition, supplemental discussions with facility providers and organized sports group representatives contributed valuable information about organized sports play in Seaside.
- *Telephone Survey* – A telephone survey of Seaside residents was conducted by Sullivan & Associates in 2001. The intent of this survey was to measure residents' opinions regarding a variety of city services including parks and recreation.
- *Parks and Recreation Commission Meeting* – The Seaside Parks and Recreation Commission reviewed the plan at a public meeting on June 9, 2004 and forwarded comments and recommendations to the City Council. Comments on involving neighborhoods in mini-park decisions, conducting a skate park feasibility study, upgrading Wheeler Tennis Courts, commissioning a feasibility study for a recreation center, and maintaining the current organizational structure were forwarded to Council. The Commission's comments were incorporated in revising the draft plan.
- *City Council Meeting, February 2005* – Seaside City Council held a study session on the plan at a meeting on February 17, 2005. Members of the public commented on maintaining existing mini-parks, concerns about noise impacts of a skate park, and desire to upgrade Wheeler Tennis Courts. The study session was continued to March.

- *City Council Meeting, March 2005* – Public input on the Parks, Recreation, and Community Services Plan was continued at the March 17, 2005 joint City Council/Redevelopment Agency meeting. Council members discussed the omission in the General Plan of the 50 acre community park site identified in the Fort Ord Reuse Plan, and the intent to include that community park within the Parks, Recreation, and Community Services Plan. The Monterey Peninsula Regional Park District noted its support and willingness to partner with the City in meeting local park and recreation needs. Members of the public commented on the 50 acre community park, potential public/private partnerships, upgrading the Wheeler Tennis Courts, and keeping mini-parks (Durant, Capra). These comments and Council discussions were considered in revising the draft plan.

These public input opportunities provided a variety of forums and methods for public input into the plan and comment on the draft plan. All public input was considered in the development of the draft plan and refinement of plan recommendations.

1.3 Plannin Process

The planning process was divided into four phases illustrated in Figure 1 below.

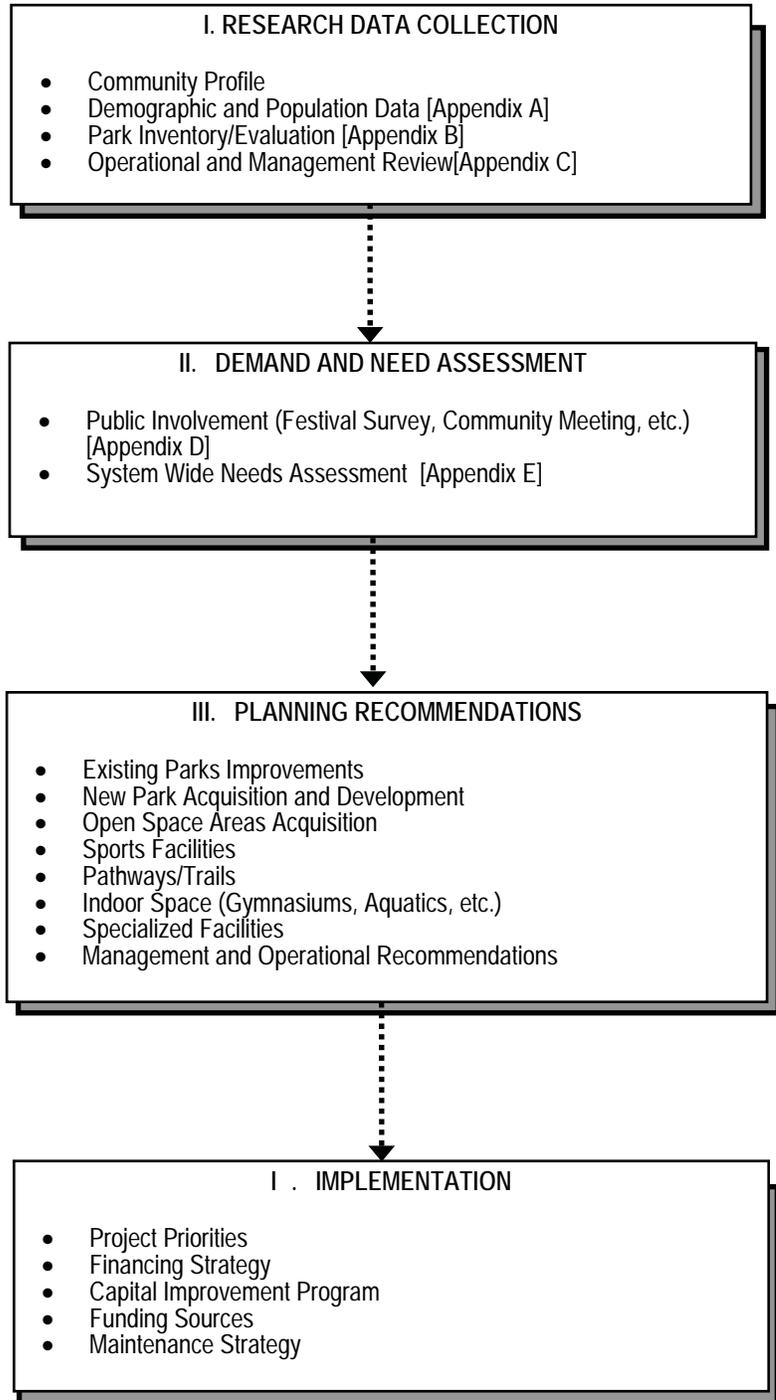


FIG RE 1
Planning Process

1.4 Integration with Other Planning Documents

There have been several planning documents and studies prepared through the years that influence, to a varying degree, park and recreation services within the City. These documents were reviewed for policies, guidelines and relevant information that could be incorporated and used to update the City's Park, Recreation and Community Services Plan. These include:

- Comprehensive Plan (updated during the park planning effort)
- Miscellaneous Site Master Plans for Seaside Parks
- Fort Ord Reuse Plan (discussed in Chapter 2)

It is also important for the city and the Plan to comply with existing regulations in the development of park and open space areas. These include, but are not limited to, the City's land use codes, Endangered Species Act, the Clean Water Act, the conservation and use of water and the use of chemicals.

Seaside Comprehensive Plan

The Seaside Comprehensive Plan represents a process intended to identify community values and provide a framework for future land use development. Within this document, there is a section on parks and open space. The Comprehensive Plan was updated during the park and recreation planning process and adopted in 2004. The Parks, Recreation and Community Services Plan is intended to be consistent with Comprehensive Plan policies and recommendations on park and recreation issues.

Miscellaneous Site Plans

Through the years, the City has prepared a number of site plans for the long-range development of specific park site. While some sites have been developed in accordance with their master plans, at others only partial improvements have been made or improvements were made that were not consistent with the master plans. The most recent master plan is one that shows the redevelopment of Seaside Highlands Community Park, also known as Soper Field.

In addition, a number of plans were completed many years ago and do not reflect current recreation needs. As a result, a number of parks in Seaside require updated master plans that reflect changes in the neighborhood, new facility needs or existing conditions within the park itself. In Section 4, recommendations are made on which parks should receive new master plans.



Parks, Recreation, and Community Services Plan

Section 2: Plan Framework

2.1 Introduction

This section of the report discusses the demographic and physical characteristics that influence recreation facilities and services in the community. These attributes not only provide a framework for the development of a park and open space system but also dictate the general location and types of facilities that should be provided.

2.2 Regional Context

Located in the heart of Monterey County, the City of Seaside is situated adjacent to the Pacific Ocean along the Monterey peninsula

The City is linked with other peninsula communities by way of two major highways. Highway 1 connects the City of Seaside with destinations north (e.g., Marina) and south (e.g., Monterey and Carmel-by-the-Sea). Highway 218/68 connects the City with communities to the east (e.g., Salinas). Aside from the highways, the Monterey Peninsula Airport also serves the City, which is located just south of the city limits.

Listed below are travel distances from Seaside to various California destinations.	
Santa Cruz	45 Miles
San Jose	71 Miles
San Francisco	116 Miles
Sacramento	185 Miles
Los Angeles	345 Miles

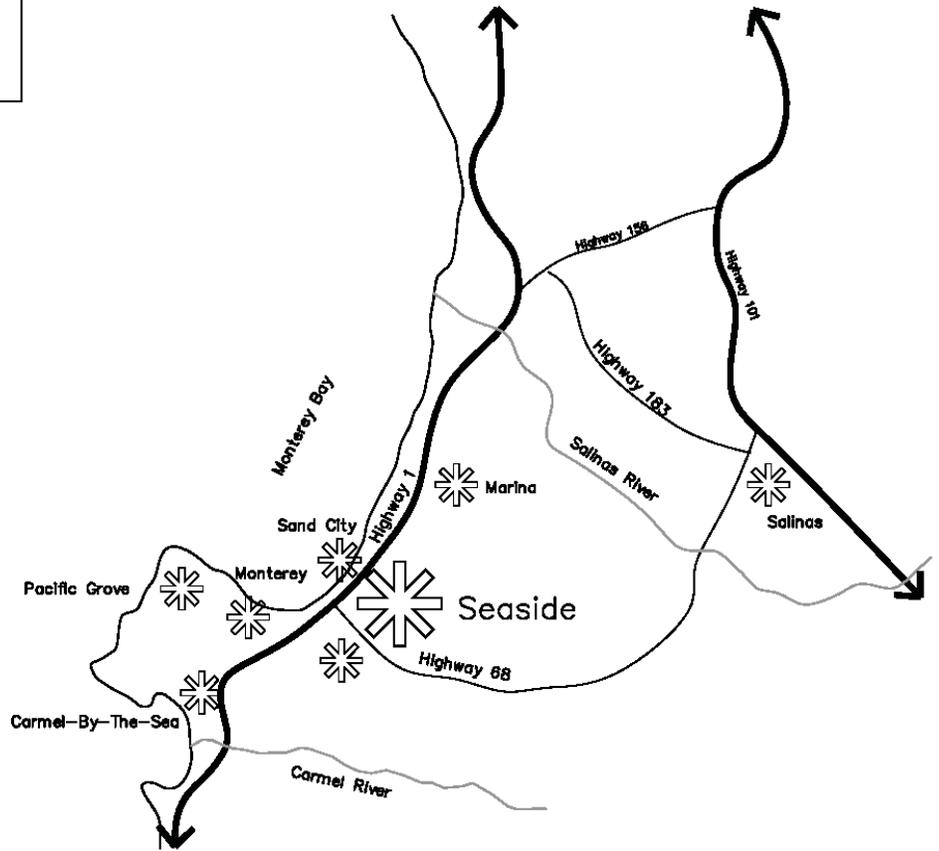


FIGURE 2
Regional Location

2.3 Planning Area

The planning area for this study encompassed the Seaside city limits, which includes two distinct areas: 1) the City of Seaside city limits, also known as *Seaside "proper"*, and 2) a portion of the former Fort Ord property. The Fort Ord Military Base was closed in 1992, and a redevelopment plan was prepared for the site. The Fort Ord redevelopment is discussed further under section 2.7 later in this chapter.

The specific planning area boundary stretches from the Marina city limits on the north to the Del Rey Oaks / Monterey city limits on the south and from a point east of the North-South Road on the east to Monterey Bay/Sand City city limits on the west.

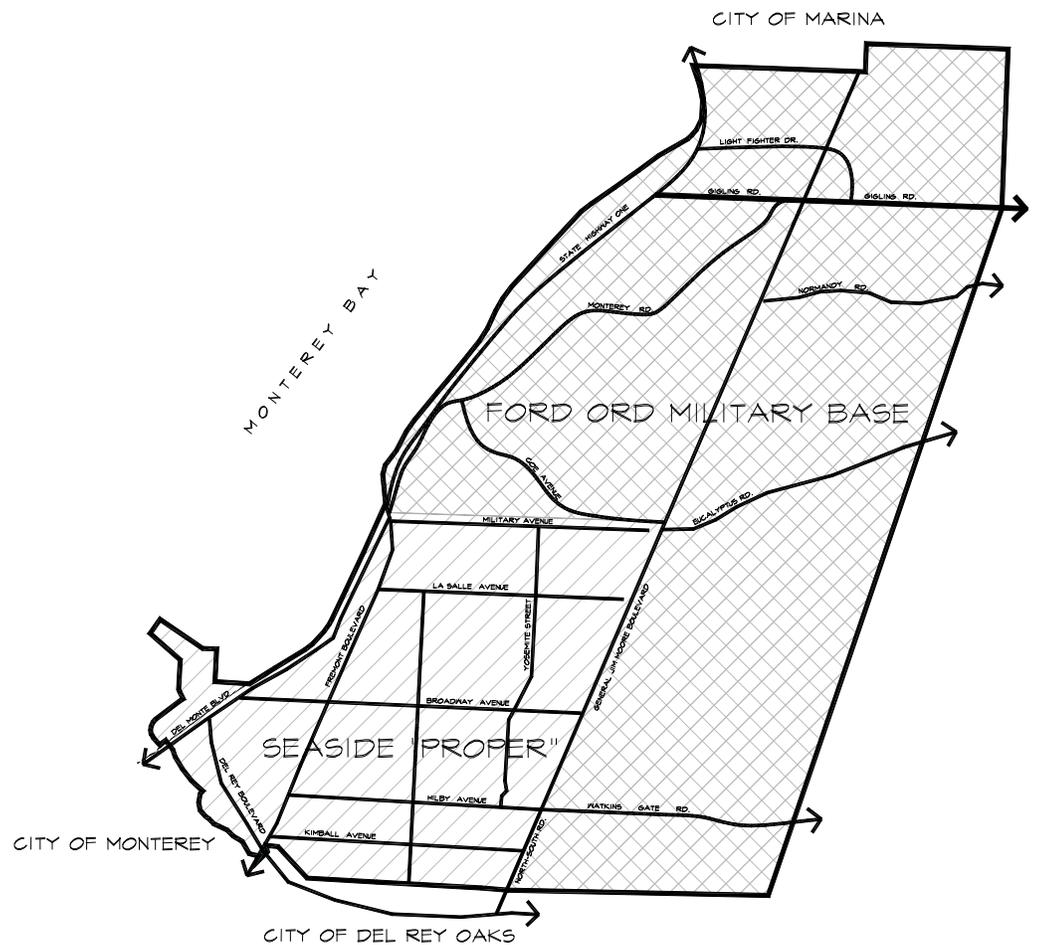


FIGURE 3
Planning Area Map

2.4 Demographic Characteristics

Population information for the City of Seaside has been derived from the 2000 US Census and Association of Monterey Bay Area Governments (AMBAG) data.

Seaside is the third largest city in Monterey County with an estimated 2002 year population of 32,836. For the year 2000, the US Census placed the city's population at 31,696 persons. This is an 18.5% decrease from the 1990 population of 38,901. Most of this decrease can be attributed to the closure of Fort Ord. Table 1 below shows the populations for the City of Seaside and Monterey County since 1980.

Ranking of Monterey County Cities by Population:
Salinas
Monterey
Seaside
Marina
Pacific Grove
King City
Greenfield
Soledad

Table 1
Population 1980-2000
City of Seaside and Monterey County

Year	Seaside Population	Percent of County Population	County Population
1980	36,567	12.6%	290,444
1985	37,050	11.3%	327,300
1990	38,901	10.9%	355,860
1995	29,420	8.1%	362,874
2000	31,696	7.9%	400,907

Source: US Census Bureau, AMBAG

Table 2 shows the population in the City of Seaside on a year-by-year basis for the 1990 decade.

Table 2
Population Growth 1990-2002
City of Seaside

Year	Seaside Population
1990	38,901
1991	39,290
1992	39,683
1993	28,554
1994	28,984
1995	29,420
1996	29,862
1997	30,310
1998	30,765
1999	31,227
2000	31,696
2001	32,261
2002	32,836

Source: US Census Bureau, AMBAG; MIG, Inc.

As Table 2 indicates, the population of the City remained steady until the Ford Ord base closure began in 1992. After 1992, Seaside’s population dropped by nearly 30%. Since then, the population growth has remained fairly constant, growing less than 1% per year.

Demographic Profile

The demographic profile for the City of Seaside is different from surrounding communities, as well as the rest of Monterey County and the State of California. Much of the differences are likely due to the presence of the former Fort Ord military base.

Shown below is the population profile for the three primary age groups. Comparisons are made with the county, nearby cities and the state.

Table 3
Age Distributions - 2000
Selected Geographic Areas

	Under Age 18	Ages 18 to 64	Age 65 and Over	Median Age
State of California	27.3	62.1%	10.6%	33.3
Monterey County	28.4	61.6%	10.0%	31.7
City of Seaside	30.2%	61.3%	8.5%	29.5
City of Marina	21.3%	70.8%	7.9%	32.3
City of Monterey	16.6%	68.5%	14.9%	36.1
City of Pacific Grove	17.8%	62.6%	19.6%	44.7

Source: US Census Bureau

As Table 3 indicates, the City of Seaside has a significantly higher percentage of residents under the age of 18 and a lower percentage of residents over the age of 65 than other nearby cities. The median age is also lower than for neighboring cities, the County, and the State.

In general, the older the population, the less they participate in active or competitive recreation activities. In contrast, youth age groups tend to participate in recreation activities more frequently than other age groups and favor activities that are more active and competitive in nature. This would include activities such as basketball, baseball, soccer, swimming, and bicycling.

Young adults (ages 18-35) are also an active age group and typically form the core of adult competitive sports. Older adults (ages 35-65) typically have less time to devote to recreational activities and tend to have a more passive interest in recreation programs. Recreational time is at a premium and often limited to weekends and occasional evenings.

2.5 Population Forecast

An analysis of race and ethnic background revealed that 36.4% of the residents are White, 34.5% are Hispanic, and 12.1% of the population is Black.

Race

Ethnicity can be important from a recreation participation standpoint because some groups typically have higher or lower participation in specific recreational activities. For example, soccer is a very popular activity for the Hispanic population.

In most communities population growth primarily occurs through three means: 1) annexation, 2) infill and 3) changes in density. In Seaside, the developed portion of the community known, as Seaside “proper” is almost entirely built-out with very little land available for new development. Additional population growth will occur through infill and changes in zoning densities.

However, the City of Seaside will grow onto approximately 2,831 acres of land from the Fort Ord site, which the City will receive from the federal government. Approximately 1,446 acres of this will eventually be redeveloped for residential uses. Development has already begun on some portions of the Fort Ord site.

Based on anticipated development on the Fort Ord property, the Association of Monterey Bay Area Governments (AMBAG) has projected population growth for Seaside as follows:

Table 4
Population Projections
City of Seaside

Year	Seaside Population
2000	29,832
2002	32,836
2005	34,624
2010	39,078
2012 (10 Years)	40,388
2015	42,435
2020	45,791
2022 (20 Years)	47,663

Source: AMBAG

2.6 Existing Recreation Resources

City Park Facilities

Seaside owns and/or maintains 28 park and recreation areas totaling 50.71 acres. Nearly half of the sites are small mini-parks of less than one acre in size that offer limited recreation opportunities. In addition, because of deferred maintenance, most of the parks are in poor condition and lack adequate facilities. Nearly all of the parks require substantial renovations including new irrigation systems, upgraded turf, replacement landscaping, replacement of children’s play equipment, replacement basketball standards, and the addition of site amenities such as signage, trash receptacles, drinking fountains and benches.

In addition to the park sites, the City owns two golf courses (formerly part of Fort Ord), a community center, an indoor swimming pool, and a youth education center. There are very few sport fields in the Seaside area. The City maintains three youth baseball/softball fields but no soccer fields. While the Monterey Peninsula Unified School District (MPUSD) owns several sport fields, they are in poor condition.

Table 5 summarizes the park sites owned by the City of Seaside, indicates their development level, and rates their condition as of the writing of the plan. The Existing Park and Recreation Resources map on the next page depicts each of the park sites. For additional information, Appendix B contains a detailed analysis of the park system.

Table 5
Summary of City Parks and Recreational Areas By Type
Seaside Planning Area

Park Areas	Total Acres	Percent Developed	Condition
<i>Mini-Parks</i>			
Beta Park	1.13	100%	Poor
Capra Park	0.81	100%	Poor
Durant Park	0.48	100%	Fair
Ellis Park	0.40	100%	Fair
Farallones Park	0.82	100%	Fair
Fernando-Montgomery Park	0.13	100%	Fair
Highland-Otis Park	1.17	100%	Poor
Juarez Park	0.11	100%	Fair
Manzanita-Stuart Park	0.77	100%	Poor
Martin Park	0.58	100%	Poor
Portola Leslie Park	1.11	100%	Poor
Sabado Park	0.42	100%	Poor
Trinity Park	0.83	100%	Fair
Subtotal	8.76		

Table 5 (cont.)
Summary of City Parks and Recreational Areas By Type

Park Areas	Total Acres	Percent Developed	Condition
<i>Neighborhood Parks</i>			
Havana Soliz Park	2.58	100%	Fair
Lincoln Cunningham Park	2.86	100%	Fair
Mescal-Neil Park	2.22	100%	Fair
Metz Park	2.10	100%	Good
Pacchetti Park	1.69	100%	Fair
Subtotal	11.45		
<i>Community Parks</i>			
Cutino Park	5.62	100%	Good
Subtotal	5.62		
<i>Regional Parks</i>			
Laguna Grande Park	10.73	75%	Good
Subtotal	10.73		
<i>Special Use Areas</i>			
Elwood Williams Park	1.02	100%	Good
Wheeler Tennis Courts	1.63	100%	Fair
Oldemeyer Center	2.41	100%	Good
Pattullo Swim Center	1.98	100%	Good
Robb Park	1.25	100%	Fair
Youth Education Center	1.13*	100%	Good
Subtotal	8.29		
<i>Linear Parks</i>			
None	0.00		
Subtotal	0.00		
<i>Open Space Areas</i>			
Roberts Lake Area	5.67	100%	Good
Subtotal	5.67		
<i>Undeveloped Lands</i>			
Encanto Park	0.19	0%	
Subtotal	0.19		
TOTAL	50.71		

Insert Existing Park and Recreation Resources Map

Fort Ord Park Facilities

The park sites developed on the former Fort Ord site are listed in Table 6.

Table 6
Summary of Park Facilities – Fort Ord
Seaside Planning Area

Site	Condition	Activity/Facility
Bayonet and Black Horse Golf Courses	Good	2 – 18-hole golf courses
Soper Park	New	Softball field, recreation building
Stilwell Park	Good	Owned by MPUSD

Parks and Facilities Owned By Other Agencies

Other agencies own parks in the area that potentially serve Seaside residents. Monterey Peninsula Regional Park District includes the City of Seaside within its boundaries, and owns regional open space nearby Seaside, including Landfill Dune Preserve. Monterey Beach State Park, owned by California State Parks, is located adjacent to Seaside.

While Seaside has some nice parks and facilities and a number of park sites offering scenic views of the Pacific Ocean and surrounding landscape, the park system currently has some significant challenges.

Existing Park System Review

Currently, the park system is developed primarily around mini-parks. While these small parks are, for the most part, conveniently located for immediate neighbors, in many cases they duplicate service areas of other parks. In addition, many are in very poor condition, are very small in size, and provide little open space or recreation opportunity. These parks also have a higher per acre cost of maintenance than parks of other types.

Another major challenge of the existing system is the condition of the parks and the level of development. Poor park condition was a major and reoccurring concern expressed by the community and other stakeholders during the park and recreation planning process. Over the years deferred park maintenance has left most of the parks with deteriorated facilities or lack of facilities in general.

Recreation Facilities

In addition to the park sites, the City owns a variety of recreation facilities, including an indoor swimming pool and two golf courses formerly part of Fort Ord. The City also owns sport facilities such as fields and courts, which are incorporated into other parks. The City maintains three youth baseball/softball fields but no soccer

fields. While the Monterey Peninsula Unified School District owns several sport fields, they are in poor condition. Overall, there are very few sport fields in the Seaside area.

Table 7
 Summary of Sport Facilities
 Seaside Planning Area

Number	Facility	General Condition
1	Regulation Baseball Fields	Good
4	Youth Baseball Fields	Good to Poor
10	Multi-use Fields	Fair
3	Adult Softball Fields	Good
4	Soccer Fields	Good
1	Football Fields	Good
10	Tennis Courts	Good to Poor
37	Outdoor Basketball Courts	Fair to Poor
13	Gymnasiums	Good
1	Indoor Pools	Fair

2.7 Fort Ord Reuse Plan

The Fort Ord Reuse Plan, which identifies the land reserves on the base site and outlines a development plan, identifies three planning areas within the Seaside area. These include: 1) California State University Monterey Bay (CSUMB) planning area, 2) University planning area, and 3) Seaside Residential planning area.

The *CSUMB planning area* consists of 322 acres and is expected to accommodate academic, administrative, student housing and support facilities for the college. It is anticipated that approximately 5,100 student housing units will be located within this area. No park or recreation facilities have been allocated for the planning area, as it is assumed the college will provide for its own needs.

The *University planning area* consists of 353 acres and contains four sub districts: 1) Gateway Regional Entertainment Center, 2) POM Annex Retail and Services, 3) University Village, and 4) Community Park. Listed below is the park and open space allocations for these sub-districts:

University Planning Area Park Land Summary:

Gateway Regional Entertainment Center	42 acres for open space and recreation uses
POM Annex Retail and Services	No park land proposed
University Village	5 acres for a neighborhood park
Community Park	50 acre community park

The *Seaside Residential planning area* consists of 2,146 acres of land and contains five sub districts: 1) New Golf Course Community District, 2) Visitor Serving Hotels, 3) Reconfigured POM Annex Community, 4) Planned Residential Extension and 5) Community Park. Listed below is the park and open space allocations for each sub-district:

Seaside Residential Planning Area Park Land Summary:

New Golf Course Community District	10 acres for neighborhood parks
Visitor Serving Hotels	350 acres of golf courses (existing)
Reconfigured POM Annex Community	No park land proposed
Planned Residential Extension Community Park	7 acres for a neighborhood park
Community Park	25 acre community park

All totaled, the Fort Ord Re-Use Plan allocates the following acreage for park, open space and recreational facilities:

- 75 acres for community parks
- 22 acres for neighborhood parks
- 42 acres for open space
- 350 acres for golf courses

In addition, Monterey County will assume control over 803 acres in the proposed Fort Ord Dunes State Park

As of 2005, Soper Field and Seaside Highlands Community Park has been completed on the former Fort Ord property. The City has also assumed ownership of the two golf courses. Currently, the City of Seaside has several projects planned for the former Fort Ord area. These are a 379-unit single-family housing and the development of a resort hotel, timeshare units and single-family units adjacent to the Bayonet and Black Horse Golf Courses.

2.8 Natural and Environmental Resources

Natural resources and environmental hazards are important for a variety of reasons. The topography/ terrain (e.g., mudslide prone areas), coastal dunes (e.g., coastal high hazard areas), proximity of water features (e.g., floodways) and vegetation/wildlife habitat area all impact the potential for development. While these lands are often considered environmentally sensitive and have development limitations, they are often conducive to parks, open space, and other recreation uses. Aside from minimizing hazards associated with these features, the preservation of these areas has a number of other benefits such as protecting unique landforms, maintaining aquifer recharge areas and other hydrological functions, and preserving the riparian and vegetative cover. The natural features that influence the provision of park, recreation and open space areas include topography, coastal dunes, water features and vegetation/wildlife areas.

Topography/Terrain (Mudslide Prone Areas)

The topography/terrain in the Seaside area includes four distinct regions, which range in elevation from 4 to 400 feet above sea level. These include the: 1) *beach*, 2) *lowland*, 3) *hillside* and 4) *upland zones*. The potential for hazards (e.g., mudslides) within each of these areas corresponds directly with the gradient of the terrain and soil conditions.

The *beach zone* stretches from the edge of Monterey Bay through the coastal dune lands to Highway 1. Mudslide potential in this area is relatively low. The *lowland zone* begins at Highway 1 and continues east until reaching the toe of the west-facing hillside. Again, the potential for mudslides in this area is low due to the lack of elevation change. The *hillside zone*, which is the largest of the four topographic zones, consists of gentle slopes rising from a point near Noche Buena Street to the upland terrace just east of the North-South Road. This area generally slopes toward the west and offers views of Monterey Bay. Of the four zones, this area has the greatest potential for mudslides due to the elevation change. The fourth area, the *upland zone*, consists of lands east of the North

South Road. Again, due to the lack of change in elevation, the potential for mudslides is moderate.

In addition to the potential for mudslides, the topography also influences the character of the City of Seaside. The hillsides provide a backdrop for the City and offer scenic views of Monterey Bay and the Monterey Peninsula. Currently, the only mechanism for maintaining the environmental character of hillside zones is through the City's municipal code that regulates mudslide prone areas. The coastal dunes along the Bay consist of the tidal zone and an upland zone containing numerous high dunes covered with a variety of beach grass and other vegetation.

*Coastal Dunes
(Coastal High Hazard Areas)*

The degradation of the coastal dune environment has resulted in the loss of the vegetation and movement of the dunes by the wind, which has caused increased sedimentation and water quality problems within Roberts Lake and Laguna Grande Lake. The potential for hazards (e.g., coastal high hazard) within each of these areas corresponds directly with the elevation.

Although they have potential for coastal high hazards, the coastal dunes provide an identity for the City of Seaside. The dune environment provides miles of uninterrupted beaches stretching from Seaside to Monterey Bay and the Monterey Peninsula.

The City is mandated by the California Coastal Act of 1976 to prepare a Local Coastal Program for the coastal area within the City that is located in the coastal zone boundary. The Local Coastal Program provides land use and controls within the coastal zone to provide protection.

*Water Features
(Floodways)*

The drainage system in the Seaside area is part of the Laguna Grande Drainage Basin and consists of a hierarchy of creeks, intermittent streams and other drainageways. Streams and drainageways are important because of their ability to provide habitat corridors for fish and wildlife, preserve riparian vegetation, and convey storm water runoff. In addition to their functional and aesthetic characteristics, the drainage ways can also serve as conduits for trails.

The potential for flooding is primarily limited to the area around Laguna Grande and Roberts Lake (Zone A designated by Federal Emergency Management Agency).

*Vegetation and Wildlife Habitat
(Habitat Conservation)*

The City's Comprehensive Plan has identified three areas of native vegetation and wildlife within Seaside "proper". These include: 1) Laguna Grande / Roberts Lake area, 2) beachfront along Monterey Bay and 3) vacant lands between the Southern Pacific

railroad and Del Monte Boulevard, extending from Canyon Del Rey to Fremont Boulevard (also known as the auto center expansion).

The Laguna Grande / Roberts Lake environment consists of riparian woodlands and marshland vegetation. The beachfront consists of a mixture of beach grasses and low shrubs. The auto center expansion maintains a rural plant community. This area contains a variety of special interest and candidate species of plants and wildlife.



Parks, Recreation, and Community Services Plan

Chapter 3 Recreation Needs Assessment

3.1 Introduction

This section is a summary of the assessment of park and facility needs in Seaside. Additional detail on public input received through a telephone survey, International Festival questionnaire, and public meeting is contained in Appendix D. A detailed needs assessment is contained in Appendix E.

Quantifying park and recreation facility needs is a difficult task because many different variables influence recreation needs. Factors such as community values, participation patterns, and willingness to pay for services vary widely from one community to another. Consequently, what seems appropriate for one community may not be suitable for another. However, quantifying the needs of a community is important, because underestimating needs can result in overused facilities and a lack of usable park land and open space. Conversely, overstating the demand can result in the development of underutilized facilities.

3.2 Summary of Findings

- A surplus of mini-park lands now exists, and there are a number of duplications in service.
- Six additional neighborhood parks are needed to serve the Seaside area. Three of these sites have been designated as part of the Fort Ord Reuse Plan.
- Three additional community parks are needed to serve the Seaside area. Two of these sites have been designated in the Fort Ord Reuse Plan. The third site, Seaside Highlands Community Park (formerly Soper Field), will be developed as part of the Hayes Housing Development Project.
- There is a need for a regional park east of General Jim Moore Boulevard. This site could be developed within the future city watershed and be jointly developed with the Bureau of Land Management and the Monterey Peninsula Park and Recreation District.
- Additional land is needed for sports fields.
- Additional open space land is needed for the preservation of habitat. Approximately 1,040 acres have been designated as part of the Fort Ord Reuse Plan.
- Special use facilities such as a skate park and active multi-purpose indoor recreation spaces are needed.
- There is a need for more general interest, adult sports and cultural arts programs.

3.3 Approach to Assessing Need

To determine specific park needs for the City of Seaside, several methods were used, including a comparison to other similar communities, review of national trends, and analysis of land availability and geographical deficiencies of parks and open space.

The statement of need for recreation facilities such as sport fields, swimming pools and trails was derived using multiple approaches, including a review of recreation participation levels, discussion of needs expressed in the survey, an analysis of play and practice time demands for sport teams, and from mathematical participation models developed over the years from other studies.

As part of quantifying park and recreation needs, demand standards were developed specifically for the City of Seaside. Two terms are used in the discussion: the existing ratio and the recommended standard. The *existing ratio* is the ratio of the existing amount of park land or facilities to the existing population, and is expressed in terms of acres per 1,000 residents. To determine the existing ratio, the 2002 population of 32,863 was used. The *recommended standard* is the desired amount of park land or number of facilities and is expressed in terms of acres per 1,000 resident or amount of population per facility.

To establish a demand standard for active use parks such as mini-parks, neighborhood parks and community parks, a service area variable was used. For example, the service area for a neighborhood park was established as a one-half mile radius. The service areas for neighborhood and community parks are shown in the maps on pages 3-6 and 3-7.

The major difference between assessing need for park land and recreation facilities is that for recreation facilities such as sport fields, trail use, etc., a desired service level was first developed that determined how much use a facility should support. An example would be the number of times per week a team could have access to a sport field, or the density of walkers on a recreation trail. This is reflected in a demand model developed by MIG and contained in detail in Appendix E.

3.4 Summary of Park and Facility Needs

In the two tables below a comparison is made between the current ratio of park land or facilities to population and the recommended standard.

Table 8
Comparison of Current Ratios and Recommended Demand Standards
Park and Recreation Areas
City of Seaside

Recreation Area	Current Ratio	Recommended Standard
Mini-Parks	0.27 Acres / 1,000 Residents	0.15 Acres / 1,000 Residents
Neighborhood Parks	0.35 Acres / 1,000 Residents	0.93 Acres / 1,000 Residents
Community Parks	0.17 Acres / 1,000 Residents	1.86 Acres / 1,000 Residents
Regional Parks	0.33 Acres / 1,000 Residents	2.32 Acres / 1,000 Residents
Special Use Areas	0.25 Acres / 1,000 Residents	8.25 Acres / 1,000 Residents
Linear Parks	0.00 Acres / 1,000 Residents	0.68 Acres / 1,000 Residents
Open Space Areas	0.17 Acres / 1,000 Residents	21.98 Acres / 1,000 Residents

Table 9
Comparison of Current Ratios and Recommended Demand Standards
Recreation Facilities
City of Seaside

Recreation Area	Current Ratio	Recommended Standard
Baseball Fields	1 field per 6,567 Residents	1 field per 1,800 Residents
Softball Fields	1 field per 10,945 Residents	1 field per 5,500 Residents
Soccer Fields	1 field per 8,209 Residents	1 field per 1,800 Residents
Indoor Courts	1 court per 2,526 Residents	1 court per 4,400 Residents
Pathways and Trails	0.06 miles per 1,000 Residents	0.44 miles per 1,000 Residents

Park Land Needs

Using the recommended standards identified in Tables 8 and 9, specific needs for Seaside’s parks and recreation facilities were identified. These needs are summarized in Tables 10, 11, 12, and 13.

Table 10
Summary of Current Park Needs (Year 2002)
Park and Recreation Areas (in Acres)
Seaside Area

Area or Facility	Existing Inventory	Year 2002 Demand	Additional Need / (Surplus)
Mini-Parks	8.76	4.93	(3.83)
Neighborhood Parks	11.45	30.54	19.09
Community Park	5.62	61.07	55.45
Regional Parks	10.73	76.18	65.45
Special Use Parks	8.29	270.90	262.61
Linear Parks	0.00	22.32	22.32
Open Space Areas	5.67	721.74	716.07

Table 11
Summary of Park Needs (Build-out)¹
Park and Recreation Areas (in Acres)
Seaside Area

Area or Facility	Existing Inventory	Build-out Demand	Additional Need / (Surplus)
Mini-Parks	8.76	7.15	(1.61)
Neighborhood Parks	11.45	44.33	32.88
Community Park	5.62	88.65	83.03
Regional Parks	10.73	110.58	99.85
Special Use Parks	8.29	393.22	384.93
Linear Parks	0.00	32.41	32.41
Open Space Areas	5.67	1047.63	1041.96

¹ Based on a build-out population of 47,663

Facility Needs

Table 12
Summary of Recreation Facility Needs (Year 2002)
Seaside Area

Area or Facility	Existing Inventory	Year 2002 Demand	Additional Need / (Surplus)
Baseball Fields	5 ¹	18	13
Softball Fields	3 ¹	6	3
Soccer Fields	4	18	14
Indoor Courts	13	8	(5)
Pathways and Trails	2.0 miles	14.4 miles	12.4 miles

¹ This excludes multi-use backstops that, if upgraded, could satisfy a portion of the need.

Table 13
Summary of Recreation Facility Needs (Build-out)¹
Seaside Area

Area or Facility	Existing Inventory	Build-out Demand	Additional Need
Baseball Fields	5 ²	26	21
Softball Fields	3 ²	9	6
Soccer Fields	4	26	22
Indoor Gym Space	13	12	(1)
Pathways and Trails	2.0	21.0	19.0

¹ Based on a build-out population of 47,663

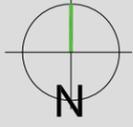
² This excludes multi-use backstops that, if upgraded, could satisfy a portion of the need.

NEIGHBORHOOD PARK SERVICE AREAS

PARK, RECREATION AND COMMUNITY SERVICES PLAN - Seaside, California

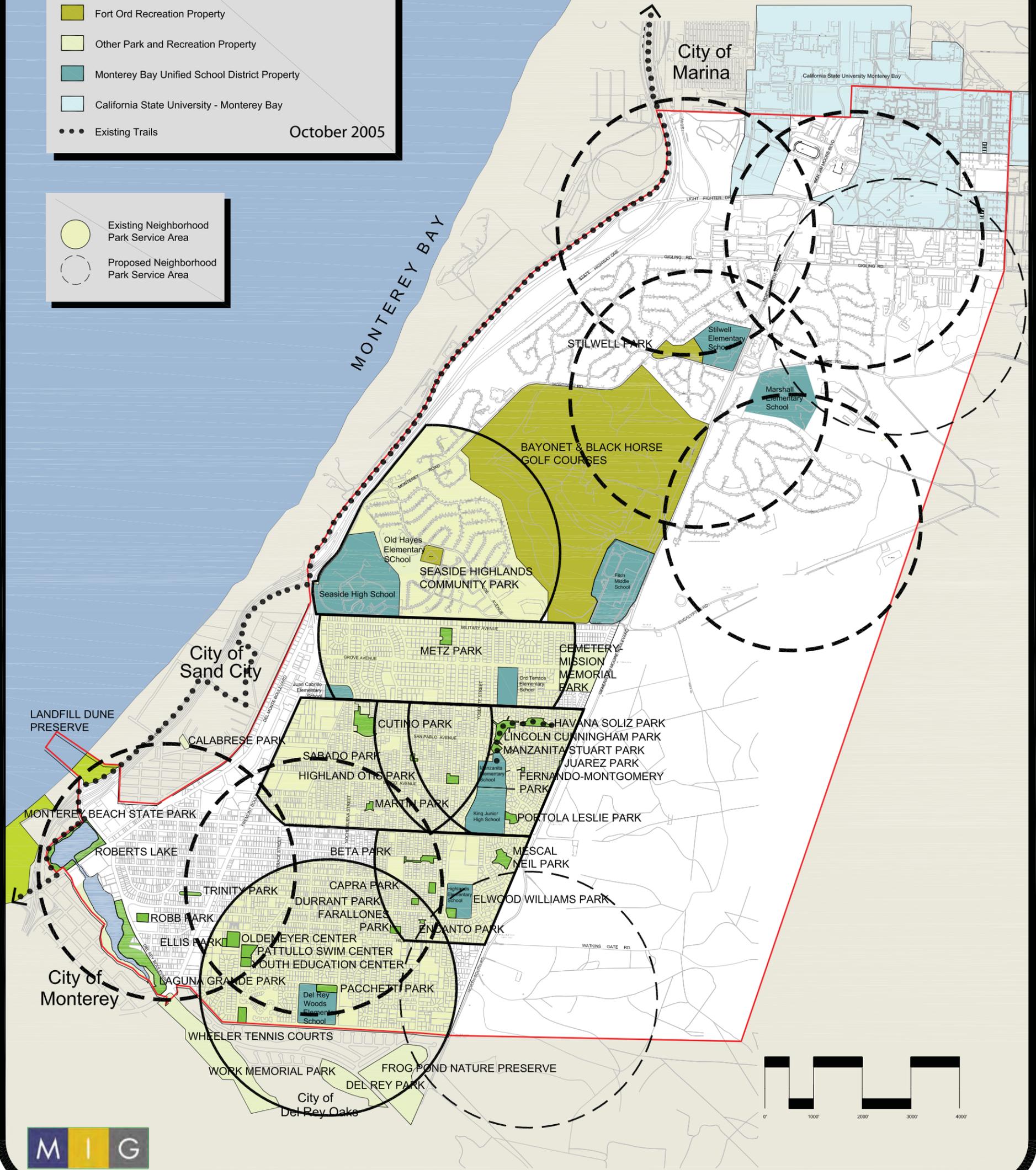
LEGEND

-  Planning Boundary
-  City Limits
-  City of Seaside Park Property
-  California State Parks Property
-  Fort Ord Recreation Property
-  Other Park and Recreation Property
-  Monterey Bay Unified School District Property
-  California State University - Monterey Bay
-  Existing Trails



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-  Existing Neighborhood Park Service Area
-  Proposed Neighborhood Park Service Area

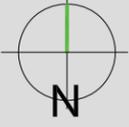


COMMUNITY PARK SERVICE AREAS

PARK, RECREATION AND COMMUNITY SERVICES PLAN - Seaside, California

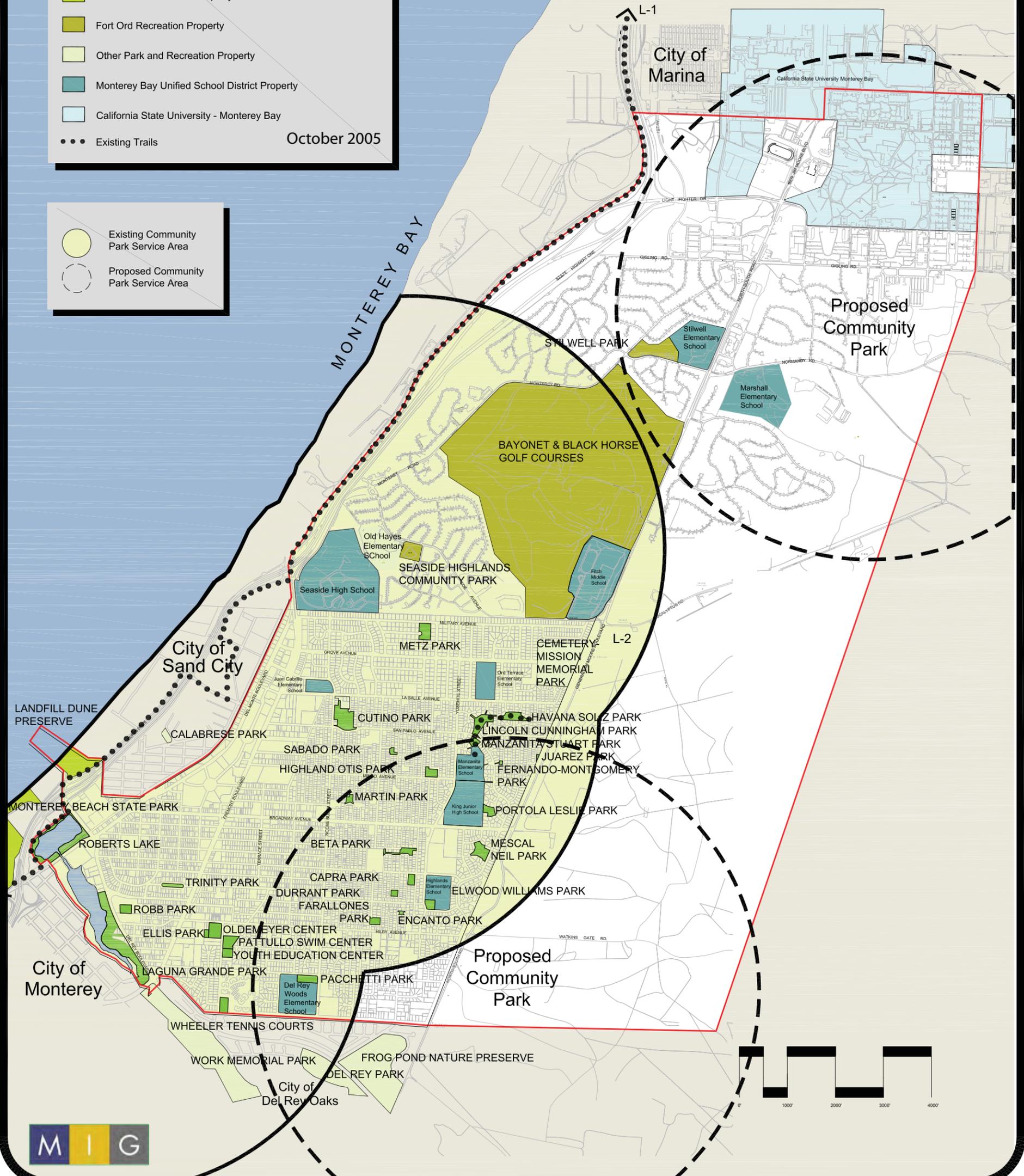
LEGEND

-  Planning Boundary
-  City Limits
-  City of Seaside Park Property
-  California State Parks Property
-  Fort Ord Recreation Property
-  Other Park and Recreation Property
-  Monterey Bay Unified School District Property
-  California State University - Monterey Bay
-  Existing Trails



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-  Existing Community Park Service Area
-  Proposed Community Park Service Area





Parks, Recreation, and Community Services Plan

Chapter 4 Recommendations

4.1 Introduction

This chapter of the Parks, Recreation and Community Services Plan outlines describes the concept for the City’s future park system and discusses specific recommendations for parks and recreation facilities. In addition, specific policies and strategies are recommended for operations, administration, and leisure services management.

4.2 Park System Plan

The Park System Plan is a graphic representation illustrating the overall concept for where future parks, open space, trails and other recreation facilities should be located in Seaside. An index of all existing and proposed park sites is contained in the tables on pages 35 and 36.

1. Each site depicted on the plan is coded by a letter and number (e.g., N-12) and referenced within the text in this chapter. The letter represents the park type and corresponds to the list below. The number is for reference purposes to facilitate site identification.

M	Mini-Park
N	Neighborhood Park
C	Community Park
R	Regional Park
SU	Special Use Park
L	Linear Park
OS	Natural Open Space Areas

2. On the Park System Plan, an asterisk illustrates proposed park sites. The intent is to show a general location for each park site, based on the results of the needs assessment and the review of underserved areas. Actual park locations will be determined based on land availability, acquisition cost and the property owner’s willingness to sell. Future park sites may vary from the locations shown on the plan, but should be in the general vicinity.
3. The location and arrangement of parks is designed to serve the entire community.
4. Names of future sites are for reference purposes only. Future park sites will be named by City Council action, based upon the City’s naming policies
5. All future parks on the former Fort Ord site are intended to show generally where parks will be needed when the base is redeveloped as shown in the Fort Ord Reuse Plan. No parks are intended to be planned and developed until ownership changes and private development occurs on the site. At the

time that development plans are made, locations of parks will be refined.

Overall Planning Concept:

Ma or Recommendation 1
Locate parks to serve all neighborhoods

Ma or Recommendation 2
Develop facilities to serve community recreation needs

Ma or Recommendation 3
Where possible, reduce duplication of park service in neighborhoods

Ma or Recommendation 4
Upgrade the City's existing parks and facilities

The ideal park system for a community is one made up of a hierarchy of various park types, each offering recreation and/or open space opportunities. Separately, each park type may serve only one function, but collectively the system will serve the entire needs of the community. By adopting this concept, Seaside can develop a more efficient, cost effective and usable park system, and one that minimizes conflicts between park users and neighbors.

The proposed park system for Seaside centers on the premise that active use parks (neighborhood and community parks) will provide the core open space and recreational opportunities in Seaside, and that these will be located within a half-mile radius of most residents to provide convenient recreation opportunities. These core parks must be fully developed to meet the overall recreation needs of the community. Supplementing the core parks will be regional parks; specialized recreation areas; linear parks for trail systems; and natural open space areas that provide passive leisure space, trails and habitat for wildlife.

The overall park system proposed in this plan is designed to achieve the following objectives:

1. Provide a passive-use neighborhood park within walking distance of most residents of Seaside.
2. Provide a multi-use community park within a convenient bicycling or driving distance of most residents.
3. Provide land for specialized facilities such as sports fields and indoor recreation areas to accommodate community recreation needs.

As previously discussed, this planning effort identified two major challenges inherent in Seaside's existing park system: the numerous mini-parks and the overall poor condition of the park system. This plan recommends two major strategies to address the challenges of the existing park system and move toward the park concept recommended in this plan. The first action is to evaluate the inventory of mini-parks under the City's ownership and seek to reduce service duplications, thus making more park maintenance resources available for the rest of the system. The second action is to invest in the remaining parks to bring them back to an acceptable level of development and maintenance. In addition, the plan recommends new facilities to meet recreation needs and add new park sites to serve future neighborhoods.

4.3 Par Site Recommendations

Park Index

Tables 14 and 15 provide a quick reference for locating the discussion on specific park sites.

Table 14
Index of Individual Park Recommendations - **Existing**
Seaside Planning Area

Site Number	Park Name	Page Number
SU-1	Bayonet & Black Horse Golf Courses	71
M-8	Beta Park	45
M-9	Capra Park	46
C-3	Cutino Park	63
M-10	Durrant Park	46
M-14	Ellis Park	48
SU-7	Elwood Williams Park	70
M-11	Encanto Park	47
M-12	Farallones Park	47
M-6	Fernando Montgomery Park	45
N-7	Havana Soliz Park	56
M-3	Highland Otis Park	43
M-5	Juarez Park	44
R-2	Laguna Grande Park	68
N-8	Lincoln Cunningham Park	57
M-4	Manzanita Stuart Park	44
M-1	Martin Park	42
N-9	Mescal Neil Park	57
N-6	Metz Park	55
N/A	Monterey Beach State Park	69
SU-3	Oldemeyer Center	71
N-12	Pacchetti Park	58
SU-4	Pattullo Swim Center	72
M-7	Portola Leslie Park	45
SU-2	Robb Park	71
OS-3	Roberts Lake Area	78
M-2	Sabado Park	43
C-10	Seaside Highland Community Park	63
N-2	Stilwell Park	54
M-13	Trinity Park	47
SU-6	Wheeler Tennis Courts	72
SU-5	Youth Education Center	72

Table 15
Index of Individual Park Recommendations - Proposed
Seaside Planning Area

Site Number	Park Name	Page Number
C-1	Carentan Community Park	63
C-4	Highland Community Park	64
L-1	Railroad Linear Park	75
L-2	Powerline Linear Park	75
N-5	Ardennes Neighborhood Park	55
N-10	Amador Neighborhood Park	58
N-11	Terrace Neighborhood Park	58
N-3	Parker Flats Neighborhood Park	54
N-4	Anzio Neighborhood Park	54
N-1	Gigling Neighborhood Park	54
OS-1	Gateway Open Space Area	78
OS-2	Reservation Open Space Area	78
R-1	Broadway Regional Park	67
--	Nature Center	82
--	Indoor Recreation Center	82

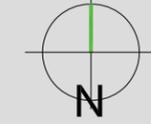
Note: The names identified above are for reference purposes only. These names are subject to change and will be determined during the park planning and development process.

PARK SYSTEM PLAN

PARK, RECREATION AND COMMUNITY SERVICES PLAN - Seaside, California

LEGEND

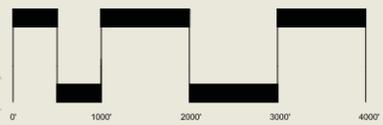
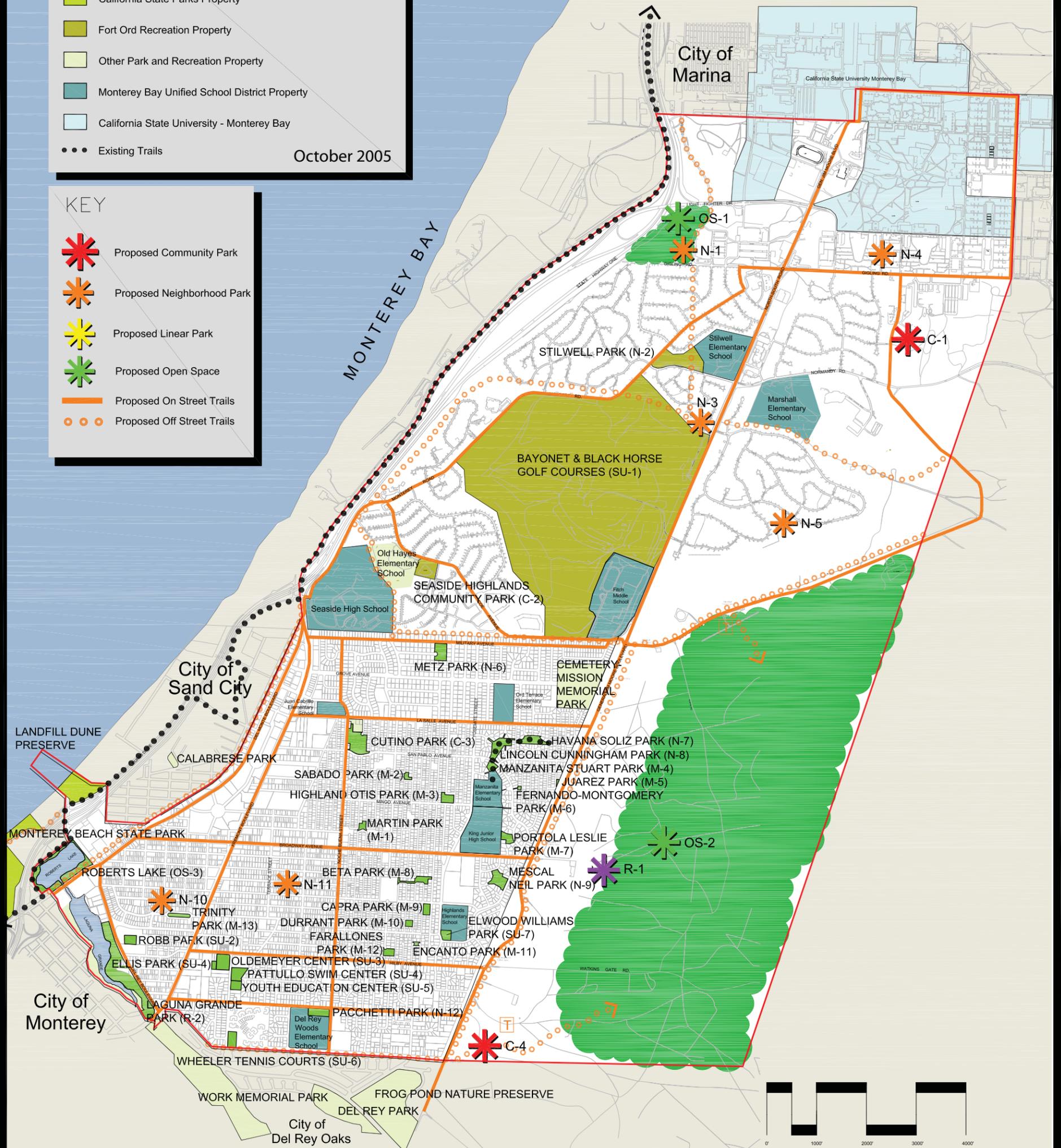
-  Planning Boundary
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-  California State University - Monterey Bay
-  Existing Trails



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KEY

-  Proposed Community Park
-  Proposed Neighborhood Park
-  Proposed Linear Park
-  Proposed Open Space
-  Proposed On Street Trails
-  Proposed Off Street Trails



Mini Parks

Definition: Mini-parks are designed to serve a concentrated or limited population, and are generally small in size (less than one acre and often smaller). These are frequently designed as part of residential developments to serve small children, but are sometimes found in non-residential areas to serve a daytime employment force. Typically, improvements at mini-parks are limited to a children’s playground, landscaping, and site amenities such as picnic tables, benches, and trash receptacles. Desirable locations for mini parks are within close proximity to small lot and higher density residential development, including apartments, condominium complexes and housing for the elderly. Mini-parks are also appropriate within business districts, but should be designed with amenities to serve employees and customers.

Assessment

1. **Existing Conditions:** Currently, there are 13 mini-parks in Seaside containing 8.76 acres of land and one undeveloped mini-park containing 0.19 acres. All of them are owned by the City of Seaside.
2. **Service Areas:** The service area for a typical mini-park is a quarter mile radius or the boundaries of a subdivision or housing complex.
3. **Comparisons:** The average ratio for mini-parks in 67 communities studied by MIG is 0.08 acres / 1,000 residents. The average recommended demand standard for communities studied by MIG is 0.04 acres / 1,000 residents. The City’s current ratio of 0.27 acres / 1,000 residents is higher than average and significantly higher than what is recommended in other communities. Listed below is a summary of the existing ratio for mini-parks in comparable cities in the Seaside area.

Table 16
Existing Mini-Park Ratios
Selected Cities

City	Existing Ratio
Seaside, California	0.27 Acres / 1,000 Residents
Carmel-By-The-Sea, California	0.29 Acres/ 1,000 Residents
Monterey, California	0.12 Acres / 1,000 Residents
Marina, California	0.01 Acres / 1,000 Residents
Pacific Grove, California	0.30 Acres/ 1,000 Residents
Salinas, California	0.05 Acres / 1,000 Residents

4. **Needs Assessment:** The needs assessment revealed that a number of the mini-parks duplicate services provided by other parks. This is because many of the mini-park sites are located in close proximity to one another, or nearby another park.

*Design and Development
Policies*

1. General Land Use Guidelines:

- a. The City should not acquire or develop additional public mini-parks. The only exception to this policy is where neighborhoods do not have nearby parks of any type and the option does not exist to acquire land for a larger neighborhood park.
- b. The development of mini-parks may be encouraged as part of multi-family developments, private commercial development, or subdivisions. In these cases, private homeowners associations or business owners should assume the maintenance responsibility.
- c. Mini-parks are suitable in non-residential areas as a place for employees to have lunch or have a passive area for rest.

2. Site Selection Criteria:

- a. Mini parks should be no smaller than 20,000 square feet in size.
- b. The site should be central as possible to the area it serves.
- c. The site should be visible from and have significant frontage on an adjoining street.
- d. The site should be flat and mostly usable.
- e. If possible, walking distance should not exceed one-quarter mile, and not require crossing of busy streets.

3. Design and Development Standards:

- a. Appropriate amenities for residential mini-parks include:
 - Children's playground
 - Open grass play area
 - Landscaping beds
 - Site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
- b. For mini-parks serving non-residential areas, facilities should include picnic tables, seating areas, paved surfaces and landscaping.
- c. Restrooms should not be developed in this type of park.

*Eliminating
Duplication
of Park Facilities*

1. Summary of Recommendations:

The City of Seaside should reconsider its mini-park inventory, and evaluate conditions where parks provide duplicate service areas. The planning process revealed that many mini-parks in Seaside duplicate service provided by another park and are also very small, undeveloped, or in very poor condition. This has resulted in a park system with considerable duplication and overlap, that is expensive to maintain, and that will require major capital investment to bring the system up to an acceptable level.

The City has 13 mini-parks in its inventory. As part of this planning effort, the City's park system was evaluated in terms of condition, operations, management, and level of service. A summary of the evaluation of the 13 mini-parks is listed in the table below.

Table 17
Summary of Mini-Parks Evaluation
Seaside Planning Area

Park Name	Size	Served By Other Parks?	Condition
Beta Park	1.13	Mescal Neil Park	Poor
Capra Park	0.81	Mescal Neil and Ellwood Williams Parks	Poor
Durrant Park	0.48	Mescal Neil and Ellwood Williams Parks	Fair
Ellis Park	0.40	Pacchetti Park, Oldemeyer Center	Fair
Encanto Park	0.19	Farallones, Ellwood Williams, and Mescal Neil Parks	Fair
Farallones Park	0.82	None	Fair
Fernando Montgomery Park	0.13	Lincoln Cunningham and Havana Soliz Parks	Fair
Highland Otis Park	1.17	Lincoln Cunningham Park	Poor
Juarez Park	0.11	Lincoln Cunningham and Havana Soliz Parks	Fair
Manzanita Stuart Park	0.77	Lincoln Cunningham and Havana Soliz Parks	Poor
Martin Park	0.58	Cutino Park	Poor
Portola Leslie Park	1.11	Lincoln Cunningham and Havana Soliz Parks	Poor
Sabado Park	0.42	Cutino Park	Poor
Trinity Park	0.83	None	Fair

- The City's maintenance budget and staffing is inadequate to maintain all the parks to a moderate level of quality. The Plan has evaluated the park system and makes recommendations on establishing a park system that does not duplicate service and can be maintained by the City's current financial resources.
- As part of the overall strategy, it is recommended that the City discourage the development of additional publicly owned mini-parks. In addition, it is recommended that the City further evaluate divestment in five mini-park sites.
- In evaluating the disposition of these five sites, the first consideration should be whether any deed or other restrictions will limit the potential use or disposition of the site. Preliminary reviews have indicated that there are no restrictions on four of the five sites. However, Sabado Park was purchased by the Seaside Redevelopment Agency, and has a deed restriction limiting its use to "park and recreation and public purposes only". Official action of the Seaside Redevelopment Agency would be required to eliminate the deed restriction.
- Research has indicated that all five parks were acquired using Community Development Block Grant (CDBG) funds. This means that if the City were to sell the sites for other uses, proceeds would qualify as CDBG program income and would be subject to CDBG requirements and restrictions.
- In evaluating the disposition of park sites, it is recommended that the City prepare a cost-benefit analysis that evaluates the required maintenance cost; the projected cost to upgrade the site; the availability of funding for upgrades; options for disposal (donation of park or donation/sale of the land); the estimated proceeds if the park were sold; and the service areas of nearby parks.
- The City should conduct a public process to review options for the five mini-park sites identified as potentially surplus. This process should involve immediate neighbors of the park. The five options that could occur are:
 1. Keep the park as is and continuing to maintain it at its current level;
 2. Upgrade the site and its maintenance level;
 3. Upgrade the park and turn maintenance over to volunteer groups or the local neighborhood;
 4. Form a local maintenance district to pay for upgrades and maintenance; or
 5. Dispose of the park by selling it or donating the

land (such as to Habitat for Humanity) and dedicating any funds generated to park improvements at nearby parks.

Option 1 should be considered, but is not recommended due to the poor condition of the parks. All of the parks should be upgraded if continued public use and public ownership is planned.

Option 2 should also be considered. However, the financial ability of the City to pay for upgrades and continued maintenance of these parks should be analyzed in view of the system-wide responsibilities. Since the cost of upgrades is significant, realistic consideration should be given to the feasibility of obtaining funding for upgrades.

Option 3 should be considered, but feasibility of obtaining funding for upgrades should be carefully evaluated. Under this option, the upgrade costs for each of the sites would still be borne by the City. As with Option 2, realistic consideration of the availability of funding for upgrades should be given. In addition, the use of volunteers for routine maintenance is not usually a workable solution, because the City remains ultimately responsible for the park and often has to resume maintenance once the initial volunteers have phased out. Even with volunteer maintenance, there is still liability and cost to the City because staff must oversee the site and ensure safe conditions are maintained. If a local property owner such as a business, church or apartment complex is willing to sign an agreement to assume routine maintenance responsibility, this solution can be workable. Again, City staff will still need to review the park periodically to ensure safe conditions are maintained.

Options 4 and 5 are recommended as the options with the greatest community-wide benefit and least community-wide cost.

Site-Specific Recommendation

Table 18
Summary of Mini-Park Recommendations
Seaside Planning Area

Park Number	Site	Existing Acres (Surplus Acres)	Action
M-1	Martin Park	0.58	Upgrade site
M-2	Sabado Park	(0.42)	Consider divestment
M-3	Highland Otis Park	1.17	Upgrade site
M-4	Manzanita Stuart Park	0.77	Improve as a trail corridor
M-5	Juarez Park	(0.11)	Use as a reservoir site
M-6	Fernando Montgomery Park	(0.13)	Consider divestment
M-7	Portola Leslie Park	1.11	Upgrade site
M-8	Beta Park	1.13	Upgrade site
M-9	Capra Park	(0.81)	Consider divestment
M-10	Durrant Park	(0.48)	Consider divestment
M-11	Encanto Park	(0.19)	Consider divestment
M-12	Farallones Park	0.82	Prepare master plan; upgrade site
M-13	Trinity Park	0.83	Prepare master plan; upgrade site
M-14	Ellis Park	0.40	Seek additional acquisition, prepare master plan, upgrade site
Total		8.76	

Existing Acres = 8.76 Acres
Proposed Acres = 5.53 Acres

2. Specific Improvements:

Martin Park Site M-1

Martin Park (0.58 acres) is located off Park Martin Park between Lowell Street and Luxton Street. Facilities at the site include a playground and an open play area. In general, the site is in fair condition.

Recommended improvements at this site should include:

- Install new pathways
- Replace playground equipment to provide age specific playground areas. Reposition playground locations to maintain clear zone around equipment and install safety surfacing

- Install bollards along Park Place and Lowell Street to prevent the intrusion of vehicles into the site
- Remove dead trees and trim remaining trees
- Install new irrigation system
- Install new support facilities (e.g., signage, fencing/gates bike racks, waste receptacles, benches and picnic tables)
- Add site lighting
- Consider providing a paved court for basketball
- Consider adding landscaping

Sabado Park

Site M-2

Sabado Park (0.42 acres) is located at the corner of M Place and Harding Street. It is a generally level site, with existing facilities limited to a trellis/arbor structure and a set of swings. Overall, the site is in poor condition.

Sabado Park is located equal distance from three other parks (Cutino Park, Highland Otis Park and Martin Park), and therefore the surrounding neighborhood is well-served by other parks. For this reason, it is recommended that Sabado Park be evaluated for divestment through the process previously described.

Highland Otis Park

Site M-3

Highland Otis Park is a 1.17-acre park located at the corner of Mingo Avenue and Mendocino Street. The site provides outstanding views overlooking the Bay and the Monterey Peninsula. Facilities include two children's playgrounds, an open play area and a paved pathway. While the site is well designed, the facilities are in very poor condition.

Consequently, substantial renovations are needed to bring the park up to an acceptable level.

Recommended improvements at this site include:

- Install new pathways
- Replace playground with new equipment serving two children's age groups. Install safety surfacing.
- Install new irrigation system
- Replace retaining walls
- Install new support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)
- Provide site lighting

- Add a picnic shelter/viewing area
- Provide a paved court area for basketball
- Add landscaping

Manzanita Stuart Park

Site M-4

This 0.77-acre park site lies immediately adjacent to Manzanita Elementary School, and serves as a trailhead connecting the school with Lincoln Cunningham Park. Existing facilities at the site include a playground, sculpture, and open play area. In general, the site is in poor condition.

Due to the proximity to Lincoln Cunningham Park, there is not a need for a park in this location. However, it is important to maintain the pedestrian connection between Manzanita Elementary School and Lincoln Cunningham Park. For this reason, it is recommended that the site be kept in public ownership; with the ownership eventually being transferred to the Monterey Peninsula Unified School District (MPUSD). It is recommended that the City and MPUSD work cooperatively to improve the safety of the pedestrian connection to the surrounding neighborhood. Other improvements recommended are:

- Install new pathways
- Replace pedestrian overpass bridge
- Repair light fixtures
- Install new irrigation system
- Install new support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)

The remaining facilities on the site should be removed because of their poor condition.

Juarez Park

Site M-5

Located on the very east edge of the Seaside City Limits, this small site (0.11 acres) contains a half basketball court and two water reservoirs. At one time the site was larger and contained more useable recreation space, but much of the park was lost with the development of the reservoir tanks.

It is recommended that the 0.11 acres be turned over to Public Works to become part of the reservoir site. Public ownership would continue, but it would no longer be part of the City's park inventory.

No park improvements are recommended for this site. The half basketball court could remain, but should not be replaced if the site is turned over to Public Works.

Fernando Montgomery Park

Site M-6

Fernando Montgomery Park is a small 0.13-acre park located between Fernando and Mescal Streets. A small stairway provides a pedestrian connection between the site and Mescal Street. Existing facilities are limited to a children’s playground, which is extremely old. This site offers panoramic views of Monterey Bay.

Since Lincoln Cunningham Park is less than a one-quarter mile away, Fernando Montgomery Park is not needed to serve the immediate neighborhood. For this reason, it is recommended that Fernando Montgomery Park be evaluated for divestment through the process previously described.

Portola Leslie Park

Site M-7

Located off Marrietta Street, this 1.11-acre park lies adjacent to King Junior High School. Facilities at the site include a picnic area, seating area, sculpture and paved pathway. The site is well designed and facilities are in fair condition.

Recommended improvements include:

- Install new pathways
- Replace playground area with separate equipment for respective age categories; install safety surfacing
- Install new irrigation system
- Install new support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)
- Add site lighting
- Rehabilitate landscaping
- Consider providing a paved court for basketball
- Consider adding a picnic shelter

Beta Park

Site M-8

Beta Park (1.13 acres) is a small park situated off Elm Street. Facilities at the site include a children’s playground, open play area and paved pathway. Although Mescal Neil Park is serving

the neighborhood, Beta Park is one of the larger mini-parks, was well-designed, and has a higher level of development (even though the facilities are in poor condition).

While the site is well designed, the facilities are in very poor condition. Consequently, substantial renovations will be required to bring the park up to an acceptable level.

Recommended improvements include:

- Install new pathways
- Replace playground area with separate equipment for respective age categories; install safety surfacing
- Install new irrigation system
- Install new support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)
- Renovate landscaping
- Add site lighting
- Consider adding a picnic shelter
- Consider providing a paved court for basketball

Capra Park

Site M-9

This 0.81-acre park is located at the corner of Sonoma Avenue and Luzern Street. Existing facilities include a two playground areas (upper and lower), a picnic area, a basketball court (with no standards), paved pathway and a small parking area. Overall, the site is in poor condition.

Capra Park is very near Beta Park, and is also within walking distance of Elwood Williams Park. Therefore, there are duplications in service in this area. Due to the configuration and size, Capra Park is less desirable than Beta Park for additional capital investment to upgrade park facilities. For this reason, it is recommended that Capra Park be evaluated for divestment through the process previously described.

Durrant Park

Site M-10

Durrant Park is a level, 0.48-acre park located at the corner of Wanda Avenue between Vallejo Street and Darwin Street. Existing facilities include a playground area, an open play area and a paved pathway. Overall, the site is in poor condition.

Farallones and Elwood Williams Parks are located near Durrant Park, creating service duplications in this area.

Durrant Park is less desirable than Farallones Park due to its smaller size and lower level of development. For this reason, it is recommended that Capra Park be evaluated for divestment through the process previously described.

Encanto Park

Site M-11

This site is located at the end of two cul-de-sac streets between Hilby Avenue and Wanda Avenue. The site is extremely steep and is undeveloped. Elwood Williams and Farallones Parks are within walking distance, and Encanto Park is also within the service area of Mescal Neil Park.

Due to the duplications in service in the immediate vicinity, it is recommended that this site not be developed for park use. For this reason, it is recommended that Capra Park be evaluated for divestment through the process previously described.

Farallones Park

Site M-12

Farallones Park (0.82 acres) is located off Hilby Avenue between Flores Street and Harding Street. Facilities at the site include a playground area, open play area, paved pathway and small parking area. The site is well designed but the facilities are in poor condition.

Improvements should include:

- Install new pathways
- Replace bollards along street and parking area
- Replace playground area with separate equipment for respective age categories; install safety surfacing
- Install new irrigation system
- Install new support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)
- Add site lighting
- Consider adding a picnic shelter
- Consider providing a paved court for basketball
- Consider adding landscaping

Trinity Park

Site M-13

Trinity Park is essentially an elongated and over-sized traffic island. The 0.83-acre park is surrounded on all sides by Trinity Avenue and contains a number of large mature trees.

Facilities on the site include a children's playground, picnic sites and open play areas. Overall, the facilities are in fair condition.

Since no other park is in close proximity, this mini-park should remain. However, because streets on all sides surround the site, careful consideration must be given as to what facilities should be provided and how safety issues can be addressed. To meet this concern, a master plan should be developed for the site. In addition, if the decision is made to provide more neighborhood park facilities in Trinity Park, the master plan should address this.

Elements that should be considered in the master plan for the site include:

- Add more picnic sites
- Develop a paved court area for basketball
- Replace benches
- Consider fencing the perimeter of the site for safety
- Trim existing trees
- Provide support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)

Ellis Park

Site M-14

Located off Hilby Avenue, this small park is adjacent to Oldemeyer Center. The site is heavily used by patrons of the community center for the toddler (day care) and senior activities. Facilities at the site include a playground, a half basketball court, a picnic area and ten horseshoe pits.

Due to the poor condition of the park, it is recommended that a site master plan be prepared for this site. As part of the master planning process, the feasibility of acquiring the vacant land adjacent to this site should be explored.

The master plan should include:

- Upgrading the playground area
- Upgrading the paved court
- Adding more landscaping
- Providing a picnic shelter
- Adding support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)

- Consideration of a gymnasium and a skate area as additional elements for the park if additional land is acquired.
- Evaluation of the need for the horseshoe pits at this location.

Neighborhood
Parks

Definition: Neighborhood parks are a combination playground and park, designed primarily for non-supervised, non-organized recreation activities. They are generally moderate in size and serve an area of approximately one-half mile radius. Typically, facilities found in a neighborhood park include a children's playground, picnic areas, trails, open grass areas for passive use, outdoor basketball courts and multi-use practice sport fields for soccer, and Little League baseball. Optimum size is between 3 and 7 acres.

Neighborhood parks fall into two categories: those located adjacent to school sites and those found at independent locations. In general, facilities located adjacent to school sites are smaller in size (typically 3-4 acres) and provide more active facilities.

Assessment:

1. **Existing Conditions:** Currently, there are six neighborhood parks, five of which are owned by the City of Seaside.
 - Stillwell Park 6.94 acres
 - Metz Park 2.10 acres
 - Havana Park 2.58 acres
 - Lincoln Cunningham Park 2.86 acres
 - Mescal Park 2.22 acres
 - Pacchetti Park 1.69 acres

2. **Service Areas:** The service radius for a neighborhood park is considered to be a one-half mile radius. The Neighborhood Park Service Area Map in Appendix E depicts the underserved areas.

3. **Comparisons:** The average ratio for neighborhood parks in communities (67 total) throughout the west is 0.91 acres / 1,000 residents. The average recommended demand standard for communities studied by MIG is 1.57 acres / 1,000 residents. Listed below is a summary of the neighborhoods park service levels for selected cities. The City's current ratio of 0.35 acres / 1,000 residents is below average and significantly lower than what is recommended in other communities.

Table 19
Existing Neighborhood Park Ratios
Selected Cities

City	Existing Ratio
Seaside, California	0.35 Acres / 1,000 Residents
Carmel-By-The-Sea, California	0.25 Acres / 1,000 Residents
Monterey, California	0.56 Acres / 1,000 Residents
Marina, California	0.33 Acres / 1,000 Residents
Pacific Grove, California	0.30 Acres / 1,000 Residents
Salinas, California	0.53 Acres / 1,000 Residents

4. **Needs Assessment:** Based on the service area analysis, nine new neighborhood park sites are needed to serve the City at build-out. However, three of these sites will be satisfied through the development of future community parks, leaving a net need for 6 neighborhood parks.

The Fort Ord Reuse Plan has identified 24 acres of neighborhood park land on three sites. If the remaining three sites averaged three acres each, this is equivalent to nine additional acres for a total of 33 additional acres. If this acreage is added to the existing developed inventory of 11.45 acres and then divided by the build-out population, a service level of 0.93 acres per 1,000 residents is derived. Using this standard, there is a total need for 30.54 acres of neighborhood park land at this time.

Design and Development Policies:

1. **General Land Use Guidelines:**

- a. Acquisition of land for neighborhood parks should occur in advance of their need.
- b. A neighborhood park should be developed when the area it will serve reaches about 50% development (measured by either acreage developed, or population accommodated).

2. **Site Selection Criteria:**

- a. Under most conditions, neighborhood parks should be no smaller than three acres in size, with optimum size being 3 to 7 acres. If located next to a school site, park size may be reduced to 2 to 3 acres, depending upon the school facilities provided.
- b. At least 50% of the site should be flat and usable, and provide space for both active and passive uses.
- c. The site should be reasonably central to the neighborhood it is intended to serve.
- d. If possible, walking or bicycling distance should not exceed one-half mile for the area the park serves. Access routes should minimize physical barriers, and crossing of major roadways.
- e. The site should be visible from adjoining streets and have no less than 200 feet of street frontage.
- f. Access to the site should be via a local residential street. If located on a busy street, buffers and/or barriers necessary to reduce hazards from passing vehicles should be incorporated.
- g. If possible, additional access points via paved pathways

from the adjoining neighborhood should be provided. The right-of-way for the pathway should be no less than 25 feet wide.

3. Design and Development Standards:

- a. Appropriate facilities include:
 - Unstructured open play areas and practice sport fields
 - Children's playground (tot and youth)
 - Basketball courts
 - Tennis courts
 - Picnic areas
 - Shelter building (small)
 - Trails and/or pathways
 - Natural open space
 - Site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
 - Site lighting
- b. Parking Requirements: Minimum of three spaces per acre of usable active park area to accommodate handicap and standard parking. If on-street parking is available, on-street parking can be used at a rate of one space for every 25 feet of available street frontage.
- c. Active and noise producing facilities, such as tennis and basketball courts, should be sited away from adjoining homes.
- d. Portable restrooms are appropriate for this type of park. Permanent restrooms should not be provided. If portables are provided, they should be appropriately screened and protected.

Recommendations:

The following are recommendations for existing and future neighborhood parks in Seaside. The table below summarizes the recommendations for neighborhood parks.

1. Summary of Recommendations:

Table 20
Summary of Neighborhood Park Recommendations
Seaside Planning Area

Park Number	Site	Existing Acres/ (Proposed Acres)	Action
N-1	Gigling Neighborhood Park (P)	(10.00)	Planning, acquisition and development
N-2	Stilwell Park	6.94	MPUSD use
N-3	Parker Flats Neighborhood Park (P)	(5.00)	Planning, acquisition and development
N-4	Anzio Neighborhood Park (P)	(7.00)	Planning, acquisition and development
N-5	Ardennes Neighborhood Park (P)	(3.00)	Planning, acquisition and development
N-6	Metz Park	2.10	Upgrade
N-7	Havana Soliz Park	2.58	Prepare master plan; upgrade site
N-8	Lincoln Cunningham Park	2.86	Prepare master plan; upgrade site
N-9	Mescal Neil Park	2.22	Prepare master plan; upgrade site
N-10	Amador Neighborhood Park (P)	(3.00)	Planning, acquisition and development
N-11	Terrace Neighborhood Park (P)	(3.00)	Planning, acquisition and development
N-12	Pacchetti Park	1.69	Prepare master plan; upgrade site
Total		49.39	

(P) – Proposed Site

Existing Acres = 18.39 Acres
Proposed Acres = 31.00 Acres

2. Specific Improvements:

Proposed Gigling Neighborhood Park

Site N-1

A 10.00-acre neighborhood park site was identified for the University Village District in the Fort Ord Reuse Plan. If this area is redeveloped as shown in the Reuse Plan, a neighborhood park will be needed. This future park is intended to serve the future Gigling neighborhood once it is developed. It is recommended that a master plan be completed for this park at the time the neighborhood development commences, and that the park be built when the neighborhood is 50% complete, in keeping with the neighborhood park design and development policies contained within this plan.

Stilwell Park

Site N-2

Stilwell Park is located adjacent to Stilwell Elementary School on the former Fort Ord Military base. The Fort Ord Reuse Plan does not recognize the existence of this site. Therefore, this plan makes the assumption that Stillwell Park will not be part of the future park system. It is important to note, however, that the Reuse Plan does show a site in the general vicinity of Stillwell Park, identified in this plan as Site N-3.

Proposed Parker Flats Neighborhood Park

Site N-3

A 5.00-acre neighborhood park site was identified for the Golf Course District in the Fort Ord Reuse Plan. If the neighborhood is developed as shown in the Reuse Plan, a park will be needed to serve the residences. This future park is intended to serve the planned Parker Flats neighborhood once it is developed. As with Site N-1, it is recommended that a master plan be completed for this park at the time the neighborhood development commences, and that the park be built when the neighborhood is 50% complete, in keeping with the neighborhood park design and development policies contained within this plan.

Proposed Anzio Neighborhood Park

Site N-4

The Fort Ord Reuse Plan identified a 7.00-acre neighborhood park site in the Residential Extension District. This proposed park is intended to serve the future Anzio Park mixed use neighborhood once it is developed. As with Sites N-1 and N-3, it is recommended that a master plan be completed for this park at the time the neighborhood development commences, and that

the park be built when the neighborhood is 50% complete, in keeping with the neighborhood park design and development policies contained within this plan.

Proposed Ardennes Neighborhood Park Area Site N-5

A neighborhood park is needed east of General Jim Moore Boulevard to serve an area currently lacking service. This area is planned for redevelopment in the future to residential uses. A site should be selected and acquired in advance of development, and could potentially be located along the north side of the area designated for Recreational Commercial uses in the General Plan. After a site is acquired, a master plan should be completed, and the park should be built when the neighborhood is 50% developed, in keeping with the neighborhood park design and development policies contained within this plan.

Metz Park Site N-6

Metz Park is an existing site located off Military Road. Current facilities include a youth baseball field stadium, a concession building, a tennis court (with half court basketball overlay), a playground area and paved pathway. In general, the park is in fair condition. However, several components require substantial renovation.

Recommended short-term improvements include:

- Construct new pathways
- Replace playground area with separate equipment for respective age categories; install safety surfacing
- Replace retaining walls
- Remove restroom building
- Install safety netting over playground to reduce the potential for injury resulting from foul balls
- Resurface tennis/basketball court
- Install new irrigation system
- Install new support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)

One of the problems associated with this park is the presence of the youth baseball field stadium. The field consumes a large portion of the park and poses a number of operational and safety concerns because the small site.

However, since the field in Metz Park is one of the few highly developed sport fields in the City, it receives a considerable amount of use. With this usage comes a higher volume of vehicular traffic. Unfortunately, the park is not large enough to accommodate its parking needs. At game times, parking demand is very high. Since there is no off-street parking, users park on local neighborhood streets, which adversely impacts the local neighbors.

A second concern associated with the presence of the baseball field is its proximity to the other recreation components. Users of the playground, tennis court and basketball court risk injury from foul balls and overthrows on the baseball fields. This is of particular concern in and around the playground area. Similarly, balls hit over the adjacent fence can result in property damage to local neighbors.

In an effort to eliminate these problems, it is recommended that in the long term, the existing baseball field be downgraded to a practice field once additional fields are developed in Seaside, as called for in this plan. After additional field development occurs, a site master plan for Metz Park should be prepared to address the redevelopment of this park, including elimination of the stadium and its associated concession stand. The master plan should also include a picnic shelter and an independent paved court area for basketball.

Havana Soliz Park

Site N-7

This 2.58-acre park has numerous access points from adjacent streets. Current facilities at the site include a playground area that lacks playground equipment, an open turf area, a picnic area and a paved pathway. The park is well-designed but requires substantial renovation in order to bring it up to an acceptable level.

Improvements should include:

- Install new pathways
- Replace playground area with separate equipment for respective age categories; install safety surfacing
- Replace and plant more trees; tree maintenance of existing trees
- Replace retaining walls
- Install new irrigation system
- Install new support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)

- Consider adding a picnic shelter
- Consider providing a paved court for basketball

Lincoln Cunningham Park

Site N-8

Lincoln Cunningham Park is a 2.96-acre park located off Mescal Street. It is connected to Manzanita Elementary School via Manzanita Stuart Park. Existing facilities include a playground, open play area, basketball court and a paved pathway. Overall, the site is well designed, but in poor condition. Several of the existing components need to be upgraded in order to bring it up to an acceptable level.

Improvements should include:

- Install new pathways
- Resurface and add color coat to the basketball court
- Replace light fixtures
- Install basketball standards
- Repair concrete work
- Replace playground area with separate equipment for respective age categories; install safety surfacing
- Replace and plant more trees; tree maintenance of existing trees
- Replace retaining walls
- Install new irrigation system
- Install new support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)
- Consider adding more picnic tables and possibly a picnic shelter

Mescal Neil Park

Site N-9

Mescal Neil is a 2.22 acre park located off Mescal Court that offers views of Monterey Bay. Current facilities at the site include two playground areas, a picnic shelter, a picnic area and a paved pathway. Overall, this site is very unique and well designed, but is in poor condition.

Improvements should include:

- Install new pathways
- Repair concrete work
- Replace playground area with separate equipment for respective age categories; install safety surfacing
- Tree replacement and maintenance of existing trees

- Install new irrigation system
- Install new support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)
- Add site lighting
- Consider adding more picnic tables and possibly a picnic shelter

Proposed Amador Neighborhood Park

Site N-10

A neighborhood park is needed to serve the area west of Fremont Boulevard, south of Broadway and north of Del Rey Boulevard. This area is already developed, and finding suitable land for a park may be difficult, if not impossible. One potential site is located on the Salvation Army site. However, this site is privately owned and may never become available. Another option is to increase the facilities available at Trinity Park so that a wider range of opportunities is available. While Trinity Park is not ideal due to its small size and being surrounded by streets, it may be the only viable option to serve the Amador neighborhood.

Proposed Terrace Neighborhood Park

Site N-11

A neighborhood park is needed to serve the area south of Broadway Boulevard, west of Noche Buena Street, north of Hilby Avenue and east of Fremont Boulevard. This area is heavily developed with very little, if any, land available for neighborhood park development. While it may not be possible to locate a park site in this area of the City, there is a need. Consequently, a future park is shown in this plan so that the need for a park is acknowledged and can be pursued if an opportunity arises in the future.

Pacchetti Park

Site N-12

Pacchetti Park is a semi-developed park located at the corner of Kimball Avenue and Noche Buena Street, adjacent to Del Rey Woods Middle School. Current facilities at the site are limited to a picnic area and a paved pathway.

Since the site is only minimally developed, a master plan should be developed before any improvements are made. The master plan should consider the following improvements for the park:

- Children's playground (tot and youth)

- Basketball court
- Picnic areas
- Shelter building (small)
- Install new pathways
- Install irrigation
- Upgraded landscaping and turf
- Additional site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
- Add site lighting

Community Parks

Definition: A community park is planned primarily to provide active and structured recreation opportunities. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks serve a much larger area and offer more facilities than neighborhood parks. As a result, they require more in terms of support facilities such as parking, restrooms, and covered play areas. Community parks may also include tennis courts, outdoor concert areas or amphitheater, and other special features. Community parks may be located adjacent to school facilities, generally intermediate or high schools. A community park may also function as a neighborhood park for the area where it is located.

Assessment:

1. **Existing Conditions:** Currently, there are two community parks in the Seaside area. They are:

- Seaside Highlands Park (formerly Soper Field)
- Cutino Park

2. **Service Area:** The service radius for a community park is a one mile radius. The Community Park Service Area Map in Appendix E depicts the underserved areas in Seaside.

Comparisons: Ratios for community park land to population for cities in the region range from none to 0.87 acres/1,000 residents. Seaside is near the lower end of this range, with a ratio of 0.17 acres per 1,000 residents. Listed in the table below is a summary of the community park service levels for selected cities.

Table 19
Existing Community Park Ratios
Selected Cities

City	Existing Ratio
Seaside, California	0.17 Acres / 1,000 Residents
Carmel-By-The-Sea, California	5.51 Acres / 1,000 Residents
Monterey, California	2.87 Acres / 1,000 Residents
Marina, California	0.72 Acres / 1,000 Residents
Pacific Grove, California	7.10 Acres / 1,000 Residents
Salinas, California	0.87 Acres / 1,000 Residents

3. **Needs Assessment:** Based on the service area analysis, three additional community park sites are needed to serve the area within the Seaside city limits. The Fort Ord Reuse Plan has identified 75 acres of community parkland at two sites. A third site, Seaside Highlands Community Park (formerly Soper Field), consists of approximately 8 acres and will be developed as part of the Hayes Housing Development.

If the three sites totaling 83 acres is added to the existing developed inventory of 5.62 acres and then divided by the build-out population, a service level of 1.86 acres per 1,000 residents would serve the City. If this standard is applied to the existing 2002 population, there is a total need for 61.07 acres of community parkland or 55.45 additional developed acres of community parkland.

Design and Development Policies:

1. General Land Use Guidelines:

- a. Due to their size, the acquisition of community park land should occur far in advance of its need.
- b. A community park should be constructed when the area it will serve reaches about 50% developed (measured by either acreage developed, or population accommodated).
- c. Wherever feasible, community parks should be developed adjacent to junior or high school sites.

2. Site Selection Criteria:

- a. Minimum size should be roughly 20 acres with the optimum being about 30-50 acres.
- b. At least two-thirds of the site should be available for active recreation use and adequate buffers of natural open space used to separate active use areas from nearby homes.
- c. If possible, walking or bicycling distance should not exceed 1 - 2 miles for the area it serves.
- d. The site should be visible from adjoining streets and have a minimum of 300' of street frontage.
- e. Access should be via a collector or arterial street.
- f. Public streets or trails should border the park property to provide a buffer between the park and nearby residences.

3. Design and Development Standards:

- a. Appropriate facilities include:
 - Designated sport fields - softball, baseball, soccer, etc.
 - Tennis courts (minimum of 3)
 - Sand or grass volleyball courts
 - Open multi-use grass area
 - Natural open space
 - Children's playground (tot and youth) and benches
 - Restrooms

- Picnic area
 - Picnic shelters (various sizes)
 - Group picnic facilities
 - Trails/pathway systems
 - Outdoor basketball courts
 - Site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
 - Site lighting
- b. Parking requirements: Depends on facilities provided. Recommended guideline is 50 spaces per ballfield plus 5 spaces per acre of active use area.
- c. Permanent restrooms are appropriate for this type of park but should be located in areas that are highly visible and near public streets.

Recommendations:

1. Summary of Recommendations:

Table 20
Summary of Community Park Recommendations
Seaside Planning Area

Park Number	Site	Existing Acres/ (Proposed Acres)	Action
C-1	Carentan Community Park (P)	(50.00)	Planning, acquisition and development
C-2	Seaside Highlands Community Park	8.00	Development
C-3	Cutino Park	6.62	Upgrade
C-4	Highland Community Park (P)	(25.00)	Planning, acquisition and development
Total		84.85	

(P) – Proposed Site

Existing Acres = 14.85 Acres
Proposed Acres = 75.00 Acres

2. Specific Improvements:

Proposed Carentan Community Park

Site C-1

A 50-acre community park is identified in the Fort Ord Reuse Plan to serve the University District. This area is need of a community park to serve future residents. While this park site was noted in the Reuse Plan and is also noted within this Park, Recreation and Community Services Plan, it was omitted from the General Plan. Despite this omission, a park is needed to serve the area and the 50-acre site as included in the Reuse Plan is recommended.

The community park design and development guidelines contained within this document should be followed in the design and development of Site C-4.

Seaside Highlands Park

Site C-2

This park, formerly known as Soper Field, is located on the former Fort Ord, adjacent to Old Hayes Elementary School. A master plan has been prepared for the redevelopment of this site, and includes a baseball field, community center building, two playground areas, a picnic area and a small parking area.

After initial development, the site's master plan should be reconsidered to determine if additional facilities (two tennis courts and a basketball court) should be provided.

Cutino Park

Site C-3

Cutino Park is an existing park located at the corner of San Pablo Avenue and Noche Buena Street, adjacent to the Boys and Girls Club, and is one of most heavily used parks in the city. Facilities at the site include a lighted youth baseball field, snack bar/concession building, tennis court, basketball court, handball court, restroom building, playground area, fountain, picnic area and a paved pathway. Overall, the site is in fair condition, but requires some renovation to selected components.

Improvements to the park should include:

- Renovate restroom building
- Install new pathways
- Replace retaining wall
- Replace trellis

- Resurface tennis/basketball court
- Replace playground equipment and install safety surfacing
- Install new irrigation system
- Install new support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)
- Add site lighting
- Replace/repair fountain
- Replace/repair bleachers

Proposed Highland Community Park

Site C-4

A 25-acre community park is proposed to serve this area of the City, consistent with the Fort Ord Reuse Plan.

The community park design and development guidelines contained within this document should be followed in the design and development of Site C-4.

Regional Parks

Definition: Regional Parks are identified as unique recreational centers serving the entire urban population and areas beyond. They are often large in size and contain facilities that are specialized or of city-wide or regional interest. Typical facilities may include large open space areas, large group picnic facilities, restrooms, nature centers, trail systems, scenic drives, community centers, libraries, swimming pools, water-oriented facilities for boating, swimming and fishing, competitive sport fields, outdoor arenas, play equipment for varied age groups, tennis court and concessions.

Assessment:

1. **Existing Conditions:** Currently, there are two regional parks in the Seaside area, one of which is owned by the City of Seaside.

- Monterey Beach Park 7.27 acres
- Laguna Grande Park 10.73 acres

2. **Service Area:** The service area for a typical regional park is generally communitywide and beyond, to an entire region.

Comparisons: The average ratio for regional parks in communities (67 total) throughout the west is 3.69 acres / 1,000 residents. The average recommended demand standard for communities studied by MIG is 4.77 acres / 1,000 residents. The City’s current ratio of 0.33 acres / 1,000 residents is well below average, and significantly lower than what is recommended in other communities. Listed below is a summary of the community park service levels for selected cities.

Table 21
Existing Regional Park Ratios
Selected Cities

City	Existing Ratio
Seaside, California	0.33 Acres / 1,000 Residents
Carmel-By-The-Sea, California	None
Monterey, California	1.05 Acres / 1,000 Residents
Marina, California	None
Pacific Grove, California	6.65 Acres / 1,000 Residents
Salinas, California	0.69 Acres / 1,000 Residents

3. **Needs Assessment:** With the redevelopment of the Fort Ord property, there are opportunities for the development of a new regional park within the Seaside city limits. The needs assessment is based on an assumption that 100+ additional acres can be jointly developed as a regional park and city watershed on the Fort Ord property. If 100 acres is added to

the existing park land inventory of 10.72 acres and divided by the build-out population, a service level of 2.32 acres per 1,000 residents can be derived.

Design and Development Policies:

1. General Land Use Guidelines:

- a. Due to their size, the acquisition of regional park lands should occur far in advance of its need. These parks need not be located within the existing city limits, but should be in or adjacent to the urban growth boundary.

2. Site Selection Criteria:

- a. Minimum size should be about 75 acres with the optimum being about 100 acres or more.
- b. At least 50% of the site should be developed and adequate buffers of natural open space should separate active use areas from nearby homes.
- c. Site selections should take into consideration the varied topography and natural physical features such as lakes, rivers, vistas, wooded areas, etc.
- d. Access to the site should be via a collector or arterial street.

3. Design and Development Standards:

- a. Appropriate facilities include the following:
 - Single-purpose specialized facilities (e.g., camping areas, special landscaped features)
 - Water-related facilities
 - Formal and informal sport fields - softball, baseball, soccer, etc.
 - Sand or grass volleyball courts
 - Open multi-use grass area
 - Children's playground (tot and youth)
 - Permanent Restrooms
 - Picnic area
 - Picnic shelters (various sizes)
 - Group picnic facilities
 - Trails/pathway systems
 - Site amenities (picnic tables, benches, bike racks, drinking fountains, trash receptacles, etc.)
 - Benches
- b. Parking requirements: Depends on the activities proposed.

- c. Intensive use areas should be adequately buffered from adjacent residential areas.
- d. Permanent restrooms are appropriate for this type of park but should be located in highly visible areas.
- e. It is desirable to have an appropriate balance of active and passive recreational facilities and areas retained in their natural state to provide opportunities for picnicking, walking, riding, boating and various types of passive recreation.
- f. Water-oriented activities should occur whenever possible.

Recommendations:

1. Summary of Recommendations:

Table 22
Summary of Regional Park Recommendations
Seaside Planning Area

Park Number	Site	Existing Acres/ (Proposed Acres)	Action
R-1	Broadway Regional Park (P)	(100.00)	Planning, acquisition and development
N/A	Monterey Beach State Park	7.27	No action
R-2	Laguna Grande Park	10.73	Minor improvements
Total		68.00	

P – Proposed site

Existing Acres = 18.00 Acres
Proposed Acres = 100.00 Acres

2. Specific Improvements:

Broadway Regional Park (P) Site R-1

This proposed park site is located east of General Jim Moore Boulevard on the former Fort Ord military base. It is recommended that the City develop a regional park consisting of three major components; 1) an active use area consisting of a mixture of ballfields, sports courts and other active recreational facilities; 2) a large passive use area for open space, trails and interpretive facilities; and 3) indoor sports facilities (e.g., indoor sports center, nature center, etc. It should also be noted that the passive use area could contain a watershed/reservoir for use as an aquifer recharge area.

Several special use facilities such as a sports field complex, extreme sports complex, cultural arts facility and indoor sports center would appropriate for this site.

Laguna Grande Park

Site R-2

Laguna Grande Park is another heavily used park in Seaside and is located south of Del Rey Boulevard along the Laguna Grande Creek. Existing facilities at the site include a playground, a restroom building, an open play area, a mixture of paved pathways, unpaved trails and a parking area. An undeveloped portion exists at the north end of the park and adjoins another undeveloped portion owned by the adjacent hotel.

A pathway system connects Laguna Grande Park with a City of Monterey park, located on the south side of the Laguna Grande Creek. Overall, the park is in good condition and only requires minimal improvement and maintenance.

Recommended improvements should include:

- Install new pathways in selected areas
- Repair the pedestrian bridges
- Repair concrete work
- Tree maintenance
- Thin aquatic vegetation
- Renovate new irrigation system
- Install new support facilities (e.g., signage, fencing/gates, bike racks, waste receptacles, benches and picnic tables)
- Add site lighting
- Renovate landscaping
- Replace playground structures
- Replace two large stone BBQ's
- Improvements to the concert area
- Consider adding group picnic facilities including tables and a large shelter and permit reservation/rental of this facility.

In the past several years, there have been discussions with a private group to develop an amphitheater on this site. This use is consistent with the regional park designation. The undeveloped City-owned property near the north end of the lake that could be used for this purpose, should funding become available.

Monterey Beach State Park

Monterey Beach State Park is owned and managed by the California State Parks Department. As a result, no recommendations are made for this site.

Special Use Areas

Definition: Special use areas are single purpose recreation sites designed to serve the entire community. They often include facilities such as a sports field complex, a cultural or indoor recreation center or other single-purpose facility. They can also include special horticultural areas or other unique features that are not normally found in a typical park site.

Assessment:

1. **Existing Conditions:** Currently, there are 10 special use areas in the Seaside planning area.
2. **Service Area:** Depending on the function it serves, the service area for a special use area varies widely. However, in a community the size of Seaside’s, special use areas are generally considered to be community-wide.
3. **Comparisons:** The average ratio for special use parks in communities (67 total) throughout the west is 2.89 acres / 1,000 residents. The average recommended demand standard for communities studied by MIG is 4.51 acres / 1,000 residents. The City’s current ratio of 0.25 acres / 1,000 residents is well below average, and significantly lower than what is recommended in other communities.

Table 23
Existing Special Use Area Ratios
Selected Cities

Selected Communities	Current Ratio
Seaside, California	0.25 Acres / 1,000 Residents
Carmel-By-The-Sea, California	0.34 Acres / 1,000 Residents
Monterey, California	1.31 Acres / 1,000 Residents
Marina, California	0.20 Acres / 1,000 Residents
Pacific Grove, California	3.98 Acres / 1,000 Residents
Salinas, California	1.54 Acres / 1,000 Residents

4. **Needs Assessment:** The Fort Ord Reuse Plan identified 350 acres of special use land (two golf courses) which were turned over to the City during the park planning process. If this acreage were added to the 35 acres previously identified and added to the existing developed inventory of 8.29 acres, there would be a total need of 393.29 acres. If this figure is divided by the build-out population, a service level of 8.25 acres per 1,000 residents is derived. If this standard is applied to the

existing 2002 population, there is a total need for 270.90 acres of special use land.

Design and Development Policies:

1. General Land Use Guidelines:

a. Depends on the type of facilities proposed.

2. Site Selection Criteria:

a. Prior to the addition of any special use area, the City should prepare a detailed feasibility and cost/benefit analysis for each proposed site being considered.

b. Size and location of facility will be dependent upon the function of the facility being considered.

3. Design and Development Standards:

a. Design criteria will depend upon the facilities and activities proposed.

b. Parking requirements are dependent upon the activities offered and type of facility.

Recommendations:

1. Summary of Recommendations:

Table 24
Summary of Special Use Area Recommendations
Seaside Planning Area

Park Number	Site	Existing Acres/ (Proposed Acres)	Action
SU-1	Bayonet & Black Horse Golf Courses	348.91	No action
SU-2	Robb Park	1.25	Planning, redevelopment
SU-3	Oldemeyer Center	2.41	Upgrade
SU-4	Pattullo Swim Center	1.98	No additional action
SU-5	Youth Education Center	1.13	Minor improvements
SU-6	Wheeler Tennis Courts	1.63	Upgrade
SU-7	Elwood Williams Park	1.02	Renovation
	Sports Complex	(20.00)	Planning, acquisition and development
--	Cultural Arts Facility	(5.00)	Planning, acquisition and development
--	Extreme Sports Park	(5.00)	Planning, acquisition and development
--	Indoor Sports Center	(5.00)	Planning, acquisition and development
Total		393.33	

(P) – Proposed Site

Existing Acres = 358.33 Acres
 Proposed Acres = 35.00 Acres

2. Specific Improvements:

Bayonet & Black Horse Golf Courses Site SU-1

This existing site is operating as a public golf course. No specific recommendations are made for this site. Generally, it is recommended that the course operator make routine improvements as needed to continue operation of the course.

Elwood Williams Park Site SU-7

This facility is located on the grounds of Highland Middle School. While located on MPUSD property, the City developed and maintains the youth baseball fields.

It is recommended that the City partner with the MPUSD and private sport groups to upgrade this facility to better support youth athletics. Improvements should include new irrigation system, turf renovation, pathway construction and landscape rehabilitation. Before improvements are undertaken, a specific agreement should be developed that spells out capital improvement and maintenance responsibilities for each party, financial and otherwise.

Robb Park Site SU-2

This park is located adjacent to the Library and City Hall and is primarily a landscaped area. It offers very little recreation opportunity. It is recommended that this site be redeveloped as a combination rose garden/arboretum and plaza for large group gatherings and special events. However, volunteer assistance from a local garden club should be sought to assist with the long-term care and maintenance of the rose garden. As part of the redesign, additional benches and pathways should be provided.

Oldemeyer Center Site SU-3

This site is located at the corner of Hilby Avenue and Wheeler Street. Facilities at the site include a community center (administration offices, day care, senior space, meeting, space, kitchen, multi-purpose room) and a parking area. Overall, the site is in good condition. No additional changes are

recommended, unless additional private property can be acquired adjacent to the Center and Ellis Park. If this occurs, the expanded Oldemeyer Center site should be considered as a location for a multi-purpose recreation center, described later in this chapter.

Pattullo Swim Center

Site SU-4

This park is located off Wheeler Street near the Oldemeyer Center. Facilities at the site include a swim pool (6-lane x 25-yard), a warm water pool (40' x 20'), locker rooms, a patio area and a parking area. Overall, the facility is in good condition. It was recently renovated in accordance with a master plan for the site, which identified improvements to the building as well as the grounds, including new locker rooms and additional administrative space. The City has funded all of these improvements.

Youth Education Center

Site SU-5

This park is located adjacent to the Pattullo Swim Center. Facilities at this site include a game room, meeting space, computer room and an office. Outside, a small miniature golf course and parking lot exist. In general, the site is in good condition and only requires minor improvements. The miniature golf course is seldom used, in poor condition, and is inappropriate for the area. It is too small for a commercial operation and, if maintained properly, would be an expensive item for the city budget to support.

The Youth Education Center structure is a portable building. An option that should be further explored for this site is to locate a skate park here. In order to site the skatepark in an appropriately visible location, the Center should be moved to the back of the property, on the location of the miniature golf course. A skatepark could then be developed between the parking lot and the building. This arrangement would provide all youth activities in one location, and would also allow a skatepark that is visible from the street.

Prior to redeveloping this site, a master plan should first be created. In addition, a skate facility feasibility study should be prepared to determine the most suitable location for this facility.

Wheeler Tennis Courts**Site SU-6**

This site is located above Kimball Avenue at the very southern edge of the City, and is difficult to see from the street. The site only contains four tennis courts, which are cracked and in poor condition. No other facilities exist on the site. Accessibility is also poor and no off-street parking is available. At one time this was a quality tennis center but due to the passage of time and poor maintenance, the site has fallen into major disrepair.

Three options were explored during the planning process:

- *Option 1 Upgrade the site as a tennis center:* Under this option, the four courts will need to be repaired and additional facilities such as a restroom, parking and pro shop added. While the City could manage the tennis program, it might find a private concessionaire to run it. However, this could be difficult because there are only four courts.
- *Option 2 Upgrade the site for general recreation tennis:* In this option, the four courts would be resurfaced, landscaping replaced and minimal site furnishings (drinking fountain, benches, etc.) added. The courts would be available on a non-reservation basis.
- *Option 3 Redevelop site as a neighborhood park:* In this option, all four courts would be removed and the site completely redeveloped as a neighborhood park.

After public review, Option 2 was determined to be the best option for Seaside because it keeps tennis available to the community at a moderate cost. The Seaside Community Tennis Association has been fundraising to assist in the renovation of the courts for continued tennis use.

It is also recommended that the City evaluate the feasibility of building a high quality tennis center with lights. The scope of this feasibility study should include identification and evaluation of potential sites. A tennis facility of this nature could be a stand-alone facility, or it could be incorporated into the site selected for a multi-purpose recreation center.

linear Parks

Definition: Linear Parks are linear open space corridors designed primarily for trail routes for recreation travel including hiking, biking, and walking.

Assessment:

1. **Existing Conditions:** Currently, there are no linear park in the Seaside planning area.
2. **Service Area:** Depending on the function it serves, the service area for a linear park varies widely.
3. **Comparisons:** The average ratio for linear parks in communities (67 total) throughout the west is 0.42 acres / 1,000 residents. The average recommended demand standard for communities studied by MIG is 1.03 acres / 1,000 residents.

Table 25
Existing Linear Park Area Ratios
Selected Cities

Selected Communities	Current Ratio
Seaside, California	None
Carmel-By-The-Sea, CA	None
Monterey, CA	3.29 Acres / 1,000 Residents
Marina, CA	None
Pacific Grove, CA	1.29 Acres / 1,000 Residents
Salinas, CA	0.07 Acres / 1,000 Residents

4. **Needs Assessment:** There are several opportunities in Seaside to develop trails along linear corridors such as transmission line corridors and other linear features. In order to accommodate linear park land, approximately 32.2 acres of land is needed. If this figure is divided by the build-out population, we come up with a service level of 0.68 acres per 1,000 residents. If this standard is applied to the existing 2002 population, there is a total need for 22.3 acres of linear parkland. This is equivalent to an area 3.68 miles long by 50 feet wide.

Design and Development Policies:

1. **General Land Use Guidelines:**
 - a. Depends on the location of proposed facilities.
2. **Site Selection Criteria:**
 - a. Size and location of facility will be dependent upon the function.
3. **Design and Development Standards:**
 - a. Depends on the facilities and activities proposed.
 - b. Parking requirements: Depends on the length and use of

the trail. Trailheads are recommended.

Recommendations:

1. Summary of Recommendations:

Table 26
Summary of Linear Park Recommendations
Seaside Planning Area

Park Number	Site	Existing Acres/ Proposed Acres	Action
L-1	Railroad Linear Park (P)	(23.21)	Planning, acquisition and development
L-2	Powerline Linear Park (P)	(9.03)	Planning, acquisition and development
Total		32.24	

(P) – Proposed Site

Existing Acres = 00.00 Acres
Proposed Acres = 32.24 Acres

2. Specific Improvements:

Proposed Railroad Linear Park Site L-1

This proposed linear park is located along the abandoned section of railroad right-of-way (ROW) that parallels Del Monte Boulevard.

It is recommended that the City develop a trail corridor along this ROW that would connect with the Coastal Dune Trail near Roberts Lake on the south with Del Monte Boulevard on the north. Because of the commercial nature that surrounds this area, this linear park should be highly landscaped.

Proposed Powerline Linear Park Site L-2

This proposed park follows the powerline corridor along the southern boundary of the City limits from Fremont Boulevard to General Jim Moore Boulevard. It is recommended that the City develop a trail corridor within this right-of-way.

2. Site Selection Criteria:

- a. Areas that will be difficult or impossible to develop should have a lower priority of acquisition.
- b. An analysis should be made to determine if unique qualities and conditions exist that warrant the open space designation.
- c. Prohibiting urban development should not be a reason for acquiring open space.

3. Design and Development Standards:

- a. Natural open space should be designed and managed to create a sense of solitude, used as a means of separation between land uses or neighborhoods, or to protect and preserve the environment.
- b. Natural open space areas should be primarily used for passive and trail related activities. Maintenance levels should reflect the character of natural open space.
- c. Encourage passive recreation uses that are compatible with the preservation of the natural areas. Where feasible, public access and use of these areas via trails should be permitted, but sensitive areas should be protected from degradation and overuse.
- d. Improvements should be kept to a minimum, with the natural environment, interpretive, and educational features emphasized. Such improvements should be limited to the following, although other uses or sites may permit more intensive development.
 - Pathways
 - Seating
 - Informational/Directional Signs
 - Viewing Areas
 - Water Access
- e. Parking and overall use should be limited to trailheads and at a level the area can accommodate while maintaining the intended level of solitude.
- f. Location and construction of trails and other features should avoid stream banks, significant plant populations and other sensitive features, while maintaining an acceptable experience and adhering to the trail development

guidelines. In addition, there may be certain sensitive areas where recreation activities, even low impact activities may not be permitted.

- g. Erosion control should be a priority in the design of facilities in natural open space areas. The amount of bare soil should be mitigated by use of plant materials that develop an extensive root system to stabilize soil along with careful construction techniques.
- h. Policies should be developed to protect, enhance and preserve the diversity of the plant canopy and understory, as well as the wildlife habitat potential.
- i. Non-native species should be removed and native indigenous species re-introduced in open space areas. Steps should be taken to eliminate non-native plant invasion.

2. Summary of Recommendations:

Table 28
Summary of Open Space Recommendations
Seaside Planning Area

Park Number	Site	Existing Acres/ (Proposed Acres)	Action
OS-1	Gateway Open Space Area (P)	(42.00)	No Action
OS-2	Reservation Open Space Area (P)	(1000.00)	No Action
OS-3	Roberts Lake Area	5.67	Upgrade
Total		1,047.67	

(P) – Proposed Site

Existing Acres = 5.67 Acres
Proposed Acres = 1042.00 Acres

4.3 trails and
 Path a s

Trails and pathways are designed to provide walking, bicycling, equestrian, and other non-motorized recreational opportunities. By providing linkages to other areas and facilities, they can provide non-vehicular options for travel throughout the community. Trails can be designed for a single or multiple types of users. The trails and pathways emphasized here are recreational and multiple use in nature. Bike routes located on streets with more emphasis on transportation are not included in this definition.

Trails may be either unsurfaced or treated with a variety of hard surfacing materials including concrete, asphalt or granite chips. Unsurfaced trails may be left in their natural condition or supplemented with gravel, bark chips, sand or other material. Surfacing will be dependent upon the soil type, slopes, type of use and amount of use.

1. **Existing Conditions:** In Seaside, there is one multi-use pathway that is not part of any internal park pathways. It is part of a regional trail that connects Marina and Seaside with Monterey. The portion located within the Seaside area contains 2.0 miles of paved pathway.
2. **Service Areas:** The service area depends on the location and function the pathway/trail serves
3. **Needs Assessment:** The recommended standard of 0.44 miles per 1,000 residents means that a total of 14.3 miles of paved and unpaved trails are needed at the present time. By City's build-out, a total of 20.9 miles will be needed

Design and Development Policies:

1. **General Land Use Guidelines:**
 - a. The following rationale and guidelines, site selection criteria and development standards apply to trails and pathways that are recreational in nature.
 - b. Trails that follow along stream corridors, drainage ways, power line easements and abandoned railroad right- of-ways, provide natural linkages from the urban development to recreational areas. Trails located parallel to these amenities provide connections with natural areas desired by citizens. In addition, trails in these locations minimize the loss of land for development at urban densities compared to situations where trails might need to bisect developable lands.
 - c. Developers should be encouraged to provide and build pathways and trail amenities within their proposed developments that link with the City's overall trail system.
 - d. Trails easements, dedications and development need to occur prior to or at the development time.
 - e. The City should be sensitive to private owners when trails are proposed on private property.
 - f. In previously developed areas, trails shall be sited through purchase or easements from willing property owners, and alternative routing will be considered when necessary.

2. Site Selection Criteria:

- a. The primary purpose of recreation trails is to provide a recreation experience. Transportation to other parts of the community should be a secondary objective. Wherever feasible, recreation pathways and trails should be located off street. However, streets should be used in order to complete connection, whenever needed.
- b. Trails should be located and designed to provide a diversity of challenges. Enhance accessibility wherever possible, with high priority being nature trails and loop or destination opportunities on portions of trails near staging areas.
- c. Trails should be developed throughout the community to provide linkages to schools, parks, and other destination points. Each proposed trail should be reviewed on a case-by-case basis to determine if it should be part of the City's trail system.

3. Design and Development Standards:

- a. Trail alignments should take into account soil conditions, surface drainage and other physical limitations that could increase construction and/or maintenance costs.
- b. Trails should be planned, sized, and designed for multiple uses, except for dedicated nature trails, and/or areas that cannot be developed to the standard necessary to minimize potential user conflicts.
- c. Off-street multi-purpose trails may vary in width from 5'-12', with 12' width being optimum because it permits access for maintenance and security vehicles.

Recommendations:

The primary purpose of the trails and pathway system is to provide recreational walking, bicycling and hiking opportunities. That does not negate that these same trails might also meet some transportation needs as well.

In addition, local trails are needed to connect subdivisions with the citywide trail system. The Park System Plan map shows the proposed locations of off-street trails, as well as on-street bikeways and lanes. Table 29 summarizes the trail segments indicated on the plan map. It is recommended that the City implement all of these trails over the lifetime of the plan to provide a recreational network for pedestrians and bicyclists.

Table 29
Summary of Trail Recommendations
Seaside Planning Area

Trail Number	Site	Proposed Length (in Miles)	Type
T-1	Proposed Gigling Trail (P)	1.2	Paved
T-2	Coastal Dune Trail	4.5	Paved
T-3	Proposed Hayes Trail (P)	3.1	Paved
T-4	Proposed Military Trail (P)	0.9	Paved
T-5	Proposed Railroad Trail (P)	1.8	Paved
T-6	Proposed Jim Moore Trail (P)	2.9	Paved
T-7	Proposed Powerline Trail (P)	1.1	Paved
T-8	Proposed Habitat Preserve Trail system(P)	5.5	Paved
Total		21.0	

4.4 Indoor Recreational Facilities

Currently the City owns and manages three indoor recreation spaces. These include (1) The Oldemeyer Center, an indoor community center designed primarily for senior services and large group gatherings; (2) the Pattullo Swim Center, an indoor 6-lane 25-yard swimming pool; and (3) the Youth Education Center, a building used for youth activities. The Oldemeyer Center was recently upgraded and is in good condition but is very limited in terms of the activities it can support. The Swim Center was also recently renovated. The Youth Education Center, while small and of basic construction, does provide space for youth activities.

The most noticeable need for indoor recreation space is in the area of fitness and organized sports. While the schools provide gymnasiums, access to them for adult sport activities is very difficult. The City constructed a small neighborhood center at Seaside Highlands Park but it only has meeting rooms.

While the need exists in Seaside for additional indoor recreation space, these facilities are costly to build and maintain. Therefore, before any additional indoor facilities are constructed, a detailed cost/revenue analysis should first be conducted to determine long-term operation and maintenance impacts.

While one small neighborhood center has been developed, it is recommended that the City not pursue this approach because of the cost of maintenance and operations. Instead, one large multi-use

center offering a wider range of facilities and activities would be more preferable.

Multi-purpose Recreation Center

The greatest indoor recreation space need in Seaside is a place for active and organized recreation activities such as basketball, volleyball, fitness and exercise rooms, climbing walls, and other similar spaces. In addition to supporting a wide range of recreation activities, a center of this nature can also function as a community hub.

Other activities could be incorporated into a multi-purpose recreation center site, such as a skate park, facilities for performances and cultural arts, or a tennis center. It is recommended that a detailed feasibility study be conducted to determine the best mix of facilities for Seaside to generate revenue, therefore minimizing net operating costs. The feasibility study should also evaluate the most optimum location.

During the parks planning process, three alternatives were identified as potentially appropriate for a multi-purpose recreation center. These are:

- *Expanding Oldemeyer Center:* Additional land would be required to support a larger center at this site.
- *Remodeling Shea Gymnasium:* Shea Gymnasium is located on the former Fort Ord site. The feasibility of upgrading this site and expanding it to serve as a multi-purpose center should be evaluated.
- *Acquiring a new site:* New sites, particularly east of General Jim Moore Boulevard on the former base, could potentially support a recreation center. This includes the recommended regional park site.

The feasibility study should evaluate these three alternatives and identify other possibilities, then make a recommendation on the best site and most appropriate mix of facilities to achieve the City's goals for the recreation center. Partnerships with neighboring cities, such as Marina, or with non-profit groups such as the YMCA should also be considered.

Nature Center

Considering the interest and importance of natural open space, there may be demand for development of a nature/interpretive center. If designed and sited properly, a variety of organizations (e.g., schools, college, private groups, etc.) could use this facility for environmental education and other outdoor activities. This facility could be operated and maintained by a non-profit organization and volunteers. One possible location for this facility

is the proposed regional park, which would have direct access to a broad system of trails on the BLM property. A nature center is not recommended at this time, but should be considered in the future. If the City opts to pursue a nature center in the future, partnerships with the Monterey Peninsula Regional Park District or other local agencies should be explored if the City decides to seek a nature center.

4.5 Sport Facilities

Field sports are an important recreation activity in many communities for both adult and youth age groups. In Seaside, adult sports have been almost non-existent because of the lack of fields. The table below indicates Seaside’s existing inventory and future need for fields, as determined through the needs assessment conducted as part of this planning effort. The needs assessment is contained in detail in Appendix E.

It is important to recognize that the existing fields identified below have been inventoried based on their design. While there may be additional facilities within the community, they have not been counted because they do not meet the design standards for the individual sport. As the table indicates, there is considerable need for all types of sport fields.

Table 30
Existing and Future Sport Field Needs
Seaside Planning Area

Field Type	Existing Inventory	Build-out Demand	Additional Need
Baseball Fields	5	27	22
Softball Fields	3	9	6
Soccer Fields	4	27	23

The above needs are based on normal amounts of league play and practice and reflect demand based on Seaside residents only. The demand will be partially satisfied by the development of fields on the proposed Fort Ord community park sites. It is recommended that additional sport fields be developed in the proposed regional park. This will enable the City to meet the long-term needs and give them the ability to host tournaments.

Sport Field Recommendations:

- In the short-term, the City should evaluate the possibility of constructing soccer fields at the following locations:
 - Adjacent to Shea Gym on Col. Durham Road (2 fields)
 - On the private property adjacent to Oldemeyer Center on Hilby Road (2 fields)

Both of these sites are private property. The City could seek willing sellers and permanently locate fields if these sites could be acquired, or it could seek a lease to provide fields on a shorter-term basis (5-10 years) until the planned additional community parks come on line.

- The City should partner with the MPUSD to upgrade fields at school sites to increase the number of sites available for practice, the area of greatest demand. A specific agreement should be developed assigning financial and maintenance

responsibilities of each party before field upgrades are implemented.

Recommended Allocation of Sport Fields:

To meet future sport field needs, the table below proposes an allocation of fields that meets the future demand indicated in the needs assessment.

Table 31
Allocation of Sports Fields
Seaside Planning Area

	Existing			Proposed		
	Baseball	Softball	Soccer	Baseball	Softball	Soccer
Existing						
Cutino Park	1			1		1
Del Rey Woods Elem. School	1			1		1
Elwood Williams Park	1			1		
Fitch Middle School			2	1	1	2
King Junior High School			2	1	1	2
Metz Park	1			1		
Seaside High School	1	2		1	2	1
Seaside Highlands Park		1			1	1
Proposed						
Juan Cabrillo Elem.				1		1
Highland Elem.						1
Manzanita Elem.				1		1
Marshall Elem.				1		1
Ord Terrace Elem.				1		1
Stilwell Elem.				1		1
Carentan Community Park (C-4)				4		8
Highland Community Park (C-46)				6		5
Broadway Regional Park (R-23)				2		4
Sports Complex				2	4	2
Total	5	3	4	27	9	27

The City's Role in Organized Sports:

The City's role in youth softball, baseball, and soccer should primarily be to schedule the fields it owns. Since a major increase in field inventory is recommended in this plan, consistent policies should be developed now to address City/league relationships and how fields will be allocated. If additional leagues are established, clear and consistent policies about field allocations, responsibilities, and funding will help minimize conflicts.

Suggested policies are as follows:

- The City should establish a scheduling committee consisting of staff and representatives from local leagues to establish policies on field scheduling and other field sport-related topics.
- The City should be responsible for scheduling blocks of time for youth field sports on City-owned and City-maintained fields. The scheduling committee should be responsible for establishing policies to determine how much time each league will receive. The leagues will be responsible for scheduling games and/or practices within their assigned time slots. Note: While this is currently a fairly simple task, it has the potential to become controversial, particularly if a new league splinters off and wants field time. Specific policies on priorities for field scheduling should be adopted by the scheduling committee to ensure that leagues have equitable access to fields.
- The leagues should be responsible for scheduling field time on fields not owned or maintained by the City, including school fields.
- The City should be responsible for turf maintenance, general maintenance such as sweeping parking lots, and general repairs.
- The City should also be responsible for providing recreation-grade fields, including site grading, installation of turf, basic goals or backstops and foul line fencing, etc.
- The City should evaluate the costs of field preparation, maintenance, and other items such as field lighting. Based on this evaluation, user fees should be established for youth sports leagues. The user fees should be based upon the City's policies for youth recreation program subsidies.
- The leagues should be responsible for paying field use fees to help recover some of the costs of field maintenance and scheduling. In lieu of fees, leagues could take on certain maintenance or field preparation responsibilities such as marking lines, dragging fields, etc.
- The leagues should be responsible for providing additional desired upgrades at field sites (upgraded backstops, dugouts, outfield fencing, scoreboards, etc.). However, any upgrades should meet City standards.

4.6 Speciali ed Recreation Facilities

In addition to the Special Use Areas discussed earlier in this chapter, a need for certain specialized recreation facilities was identified in the park planning effort.

Skate Park

Many communities have or are building skate parks for their youth due to the high level of interest in skateboarding and similar activities (rollerblading, scooters, etc). Skate parks can include a number of different facilities including the traditional roller blade / bicycle / skateboard ramps, half-pipes and roller blade hockey rinks. Most of the time these are developed as permanent facilities (the preferred arrangement). They can also be built with portable or temporary facilities. However, portable facilities often do not receive significant or sustained use.

By giving youths a place to play, a skate park will relieve undesired uses at other places. The ideal location for a skate park is a place where the site is visible from the street, has public transportation nearby, and is far enough away from neighbors to mitigate the noise. In addition, proximity to schools and retail for snacks is also desirable.

The need exists in Seaside for a skate park of limited size and configuration. It is recommended that this facility contain:

- Permanent skate area with jumps and ramps
- A small shelter building
- Nearby restroom building

Three possible locations for a skatepark have been identified during this planning process: the Youth Education Center (see discussion on site SU-40), on private land adjacent to Ellis Park (should acquisition be feasible), or at the proposed Broadway Regional Park, which is located near King Junior High School. It is recommended that a skate park planning and design effort be conducted that includes a review of the above sites as well as others, and involves youth in the planning and design process to ensure that the facility meets their recreation needs. Once a site is selected and a design is prepared, the skatepark should be built.

Group Picnic Area

While it is not serving this function now, Laguna Grande Park is currently the only site owned by the City that has the potential to support large outdoor group gatherings.

Aside from meeting the need for large groups, these types of facilities can generate revenue. A group picnic area usually requires a large site in order for the group area to be separated from the rest of the park. In addition to adding a group picnic facility at Laguna Grade Park, it is recommended that this element be incorporated into the future community and regional parks.

Each group picnic area should contain one to two large shelter buildings equipped with BBQs and an outdoor patio area. In order to insure some privacy, this area should be somewhat separated from the other parts of the park by trees and landscaping.

Amphitheater

An amphitheatre for outdoor concerts and other large events is desired in Seaside. This facility could become a major focal point for community events and activities.

One possible location for this facility is at Laguna Grande Park. The City currently owns some undeveloped property just north of the existing developed park that would be suitable for this facility. The amphitheater is discussed in the recommendations for Laguna Grande Park.

Adventure Playground

Since most of the children's playgrounds in Seaside are old, very basic and not very imaginative, it is recommended that a special playground be developed that contains a wide variety of children's play facilities. It should be unique enough to warrant a drive half way across town to visit it and hold a child's attention for several hours. These playgrounds should be located within community or regional parks. Since Seaside is geographically spread out, it is recommended that at least two of these playgrounds be developed.

Sometimes these types of facilities are built as part of a community-wide "building party", where donations of labor, funds, and materials are made.

Off Leash Areas

It is recommended that the City evaluate the possibility of developing one or two areas within existing or future City parks for exercising dogs off-leash. This would require modifying the City's ordinance regarding dogs in City parks.

Off-leash areas should be fenced and be at least one to two acres in size (larger is preferable) to support intensive use. If space permits, separate small dog and large dog areas could be provided. These facilities should be located away from playgrounds and other active use facilities, as well as away from sensitive natural resources. Off-leash areas are an element to consider for inclusion in some of the proposed new parks, or as an alternative for a surplus mini-park site.

4.7 Management of
Park and
Recreation
Services

- Non-Park Related Maintenance Tasks
- City Facilities
 - Beautification Areas
 - Street Trees
 - Road and other Landscaped Areas
 - Other Properties

1. **Cost Reporting System:** It is recommended the City develop a cost reporting system that accurately reflects the costs of all park and recreation related services offered by the City. With this type of information available, better tracking of costs can occur for the service and it provides more information for setting budget allowances. At the very least, costs should be broken out by:
 - Administration and planning
 - Park maintenance
 - Pathway/trail maintenance
 - Sports field maintenance
 - Beautification areas
 - Recreation programs
 - Community center operations
 - Aquatics

2. **Budget Tracking of Park Maintenance Duties:** One of the current management problems with park maintenance is that the work crews are part of the Public Works Department and also work on many non-park maintenance projects such as alley and sidewalk maintenance, street projects and other non-park-related tasks. This makes it difficult to schedule work crews as well as track costs. During this planning effort, an initial review of park maintenance costs indicated that the cost was high, particularly given the condition of the parks. Further investigation revealed that much of the cost was non-park related. As a result of this planning effort, the City has begun separating parks facilities maintenance and parks administration into budget categories for the purpose of analysis. These efforts should be continued and refined so that staff and the public can develop an understanding of the true cost of maintaining parks and facilities.

3. **Annual Report and Goals:** As the park program becomes more established, the City should establish annual measurable goals and at the end of the year prepare an annual report describing the costs, activity participation, and changes in operation that occurred over the past year.

4. **Use of Volunteers:** The use of volunteers should not be overlooked as a means of providing more service on a limited budget. In addition to expanding staff capabilities, the use of volunteers promotes good public relations and increases individual support for services. Volunteers can be used in a variety of ways such as assistance with special events, conducting minor maintenance duties, and assistance with administrative tasks.

5. **Adopt a Park Program:** To gain more ownership, pride, and upkeep in local parks, it is recommended the City initiate an “Adopt-A-Park” Program. This is an informal agreement with a neighborhood or service club to perform and assume certain responsibilities and duties. These may include limited maintenance tasks, such as litter pick-up, watching for and reporting vandalism or other inappropriate behavior, or hosting neighborhood activities.
6. **Partnerships:** To share in the service cost, promote better coordination, and build community support, the City should partner with private groups, Monterey Peninsula Park District, Monterey Peninsula Unified School District, City of Monterey and City of Marina on projects where appropriate. Effective partnerships can provide greater community benefits at lower cost to the public.
7. **Impact Fees:** It is recommended that the City implement impact fees as a means of developing new park and recreation facilities. Impact fees are fees charged to residential developers for the impacts their projects have on the park system. In concept, the fees collected should pay for all costs of new park development created by population growth. However, the current fee rate does not reflect this actual cost. While it is up to the City Council to make this judgment call, it is recommended the fee schedule be raised to more reflect the actual cost.
8. **Fees and Charges:** To help offset the cost of services, the City should continue to monitor the cost of providing various recreation services and adjust the fee schedule as appropriate. To document cost, a Fees & Charges Study should be made to determine the true cost of service. Once this is completed policies should be established to the amount of subsidy each program area should meet.

4.8 Park Maintenance

Based on the analysis of park conditions in Seaside and the public comment received throughout the planning process, the development level, quality and overall condition of the park system as a whole and the maintenance dollars allocated to park maintenance should be evaluated. There are numerous concerns regarding park maintenance and the condition of the parks.

It appears that for a number of years, park maintenance was limited primarily to mowing and litter pickup with no time or effort devoted to preventative maintenance or general upgrading of facilities. The result is that the quality of facilities deteriorated to the point where the cost to bring them back to an acceptable level may be as expensive as the replacement cost.

A second issue is that a share of the park maintenance dollars has sometimes not been used to maintain the existing parks but rather on other maintenance duties, such as landscaped areas, street right-of-ways and other Public Works maintenance duties. While this report does not question the need for Public Works maintenance, many of these tasks have been placed on the park maintenance crews, thereby diluting the amount of time available for their primary tasks. The following are major recommendations related to park maintenance.

1. **Park Maintenance Budget:** Over time it can be expected the City budget will have its shortfalls. One of the first services usually cut is park maintenance. While reduced maintenance can occur for a short duration, over time, reduced maintenance will result in the loss of facilities and the infrastructure. The cost to then bring them back to an acceptable level becomes significant. The point here is that reducing the park maintenance budget eventually will cost more. It is recommended that the City establish a minimum threshold for park maintenance services. It is suggested that be established at \$8,500 per acre until the parks are brought up to an acceptable level and the actual cost can then be re-evaluated. This figure is exclusive of major capital renovation and repairs.
2. **Capital Outlay:** Develop a specific budget line item for park and facility repair and renovation, including irrigation; signage; site amenities such as trash cans, benches, picnic tables, and bicycle racks; playgrounds; pathways; ADA improvements; fencing; paving and concrete; and landscaping, turf, and trees. Dedicated funds should be allocated to this capital outlay budget annually to reduce the backlog of maintenance. Once all parks have been upgraded and brought back to an acceptable (and maintainable) level, the capital outlay budget line item should be retained although the overall amount may be reduced.
3. **Signage:** The City should develop a comprehensive signage program. Standardized entrance signage, informational signage and directional information should be incorporated into the renovation and/or development of each park. When parks are renovated or constructed, the standardized signage should be provided. At minimum, an entrance sign should be provided in each park.
4. **Performance Standards:** To assist in this budgeting process and to help assure that adequate maintenance is performed, maintenance standards should be developed that describe the task, its frequency, and quality of attention.

5. **Consistency of Design and Materials:** While "original" designs of facilities may make for an interesting park system, it is also a very costly option because the cost of design and original construction. For some items such as restrooms, irrigation systems, and playground equipment, the use of standard equipment is highly recommended within Seaside's park system.

The consistent use of similar materials and products also should be encouraged because it reduces the amount of inventory for replacement parts.

6. **Labor Saving Opportunities:** Proper design and use of correct equipment can substantially reduce the amount of time and labor needed to maintain a park system. As new parks are developed, considerations for maintenance should have a high priority.

Some examples of labor saving devices are:

- Use of curbs and mowing strips to reduce hand mowing
- Reduction of high-maintenance plant materials
- Design of mowing areas that permit the use of larger mowers
- Installation of automatic irrigation systems

Other design factors such as adequate spacing between trees, correct selection of plant materials and paving all contribute to easier maintenance. Park maintenance staff should be involved in the design process for new parks and major renovations.

7. **Seasonal Employees:** The City can hire seasonal employees for about a third the cost of full time personnel. Seasonal employees are usually more available during the summer, which is also the time of greatest maintenance demand. Due to this fact, about one-third to one-half of the maintenance crew should be made up of seasonal employees. Seaside should seek to increase its use of seasonal employees to meet peak season demands for park maintenance.
8. **Contract Maintenance Services:** As new parks and facilities are developed, it is recommended that the City explore the cost/benefits of contracting labor and services. The City currently has a contract with Hope Services for litter pickup. There may be other opportunities where services can be contracted for lower cost, higher quality, or specific expertise.
9. **Maintenance Cost Tracking System:** Develop a cost tracking system that tracks maintenance cost by site and task. This system should accurately track park maintenance cost as well as

other maintenance responsibilities such as landscaped areas and other City facilities. By instituting a cost tracking system, the City can have a greater understanding of the cost impacts of maintenance decisions and new parks and facilities. Such a system will also allow better allocation of maintenance funds for new parks and facilities, and more informed decision-making on maintenance priorities.

10. **Education/Training:** Send crew leaders to the Park Maintenance Management School to increase their understanding of park maintenance techniques and efficiencies.



Parks, Recreation, and Community Services Plan

Chapter 5 Implementation

5.1 Introduction

In this chapter, planning costs for projects recommended in chapter 4 are provided, and a strategy for funding the improvements and ongoing maintenance is proposed. Because this is a long-range plan that includes future development that may not occur for many years, a short-term six-year financing strategy for funding only the highest priority projects is also proposed.

5.2 Project Priorities

Because this plan identifies numerous projects with a cost of more than \$35 million, criteria were developed to prioritize projects. Categories of projects are ranked by priority in the list below. They are listed in terms of the highest priority first. Project priorities #4-#8 require a major source of funding outside of what is currently available, therefore they were ranked lower.

1. **Determining Future of Potentially Surplus Mini-Parks:** As Chapter 4 discusses in detail, there are five mini-park sites that have been identified in this plan as potentially surplus. The City should proceed with a public process to determine the future of these sites because it has potential impact on nearby parks.
2. **Upgrading Existing Parks:** Continuing to upgrade existing parks should have very high priority to address the deferred maintenance and low level of development of many of the existing parks. In order to adequately serve Seaside residents, upgrades to existing parks should have a very high priority.
3. **Development of Trails:** Trail development should have a relatively high priority because of the need to provide pedestrian linkages throughout the community.
4. **Feasibility Studies for New Facilities:** Feasibility studies for new facilities identified in this plan, such as an indoor recreation center or a skatepark, should have a medium priority.
5. **Development of New Sport Fields:** The development of sport fields should have a medium priority, with new fields anticipated to be part of new park development.
6. **Acquisition of Parkland:** The acquisition of park land should be an opportunity based decision within already developed areas of Seaside. On the former Fort Ord site, acquisition should occur when private development begins.

7. **Development of New Park Sites in Underserved Areas:** New park development in underserved areas should have a medium priority.
8. **Development of New Park Sites in New Development Areas:** Development of new parks on the former Fort Ord site should have a low priority, and should not occur until after private development commences. Development of the proposed regional park should also have a low priority.
9. **Acquisition of Natural Open Space:** The preservation of natural open space should have a low priority because the sites recommended in the Plan are already identified for preservation in the Fort Ord Reuse Plan, and are generally environmentally sensitive.

5.3 Potential Funding Sources

Listed below is a summary of possible funding sources for the planning, acquisition, development and maintenance of parks, open space, and recreational areas in Seaside.

- **General Fund:** This fund receives most of its revenue from taxes and is used to finance most non-public works operations. This fund pays for all park maintenance operations and a limited amount of facility improvements.
- **Capital Improvement Fund:** The City has a capital improvement program in place that allocates major capital expenditures on an annual basis. Funding for this program comes from the General Fund.
- **General Obligation Bond:** These are voter-approved bonds with the assessment placed on real property. The money can only be used for capital improvements and not maintenance. This property tax is levied for a specified period of time (usually 20-30 years). Passage requires a two-thirds majority approval by the voters. The two major disadvantages of this levy type are the high interest costs and the difficulty of gaining voter approval.
- **Park Impact Fees:** These are fees imposed on new development to pay for the impact on the City's park system. They can only be used for park land acquisition and/or development. Seaside does not have this type of charge in place but it would be an appropriate funding source for the parks required to serve planned residential development on the Fort Ord property.

- **Revenue Bonds:** These bonds are sold and paid from the revenue produced from the operation of a facility. This approach does not require voter approval unless required by local ordinance.
- **Certificates of Participation (COP):** This is a lease-purchase approach where the city sells Certificates of Participation (COPs) to a lending institution. The city then pays the loan off from revenue produced by the facility or from its general operating budget. The lending institution holds title to the property until the COPs are repaid. This procedure does not require a vote of the public.
- **Community Development Block Grants:** Grants from the Federal Department of Housing and Urban Development (HUD) are available for a wide variety of community improvement projects including parks. Most are distributed in the lower income areas. Grants can be up to 100% of project cost. Seaside has a history of using CDBG funds to assist with park improvement projects. Examples include initial purchase of many of the mini-parks and improvements to the Pattullo Swim Center.
- **Donations:** The donations of labor, land or cash by service agencies, private groups, or individuals is a popular way to raise small amounts of money for specific projects. A frequent example is funding of playground improvements or construction of a shelter by a service club.
- **Private Grants and Foundations:** Private grants and foundations provide money for a wide range of projects. They are sometimes difficult to find and equally difficult to secure because of the open competition. They usually fund unique projects or ones of extreme need.
- **Parks and Recreation Gift Trust Fund:** This is a special fund created outside the City government but used to place donations for park and facility improvements. Often a gift catalog is produced to assist the donation effort.
- **Land and Water Conservation Fund:** This grant program is funded by the National Park Service and administered by California State Parks. In the 1990s, funding at the federal level was severely cut but in recent times more money has become available. The funds can be used for acquisition and development of outdoor facilities and requires a 50% match.

- **Public Land Trusts:** Land trusts such as the Trust for Public Land, Inc., and the Nature Conservancy will acquire and hold land for eventual acquisition by a public agency.
- **Lifetime Estates:** This is an agreement between a landowner and the town where the town buys or receives by donation a piece of land and the town gives the owner the right to live on the site for their lifetime.
- **Exchange of Property:** An exchange of property between a private landowner and a city can occur. For example, an unused piece of city property might be exchanged for a park site in a more suitable location.
- **Partnerships:** This concept is relatively new to park and recreation agencies and has become very popular. Partnerships can be formed between two or more public agencies, a public agency and a semi-public agency such as the Boys and Girls Club or a public agency and a private commercial operation. Partnerships have been formed to fund, develop and/or manage facilities.
- **Recreation Trails Program (Tea 21):** This is one of the many programs under the Tea 21 legislation. The program is administered by the California State Parks. Funds are allocated to communities for trail and pathway construction.
- **Statewide Park Bond (Proposition 40):** In recent years, California passed two state-wide bond measures for funding parks and open space. The funding program has several elements including a grant based on a per capita allocation, a matching grant and several competitive grant programs. The City of Seaside received \$275,000 through the Per Capita Program, \$88,223 through the Robert-Z' Berg-Harris Block Grant, and \$250,000 through the Robert-Z' Berg-Harris Urbanized Area Need-Basis (Competitive) Grant. These grants were used to fund the Pattullo Swim Center upgrade.
- **Landscape and Lighting Act:** This funding mechanism permits a public agency to assess housing units or land parcels. The assessment revenues can be used for park land acquisition, development and/or maintenance. The agency can choose to use the revenue on a pay as you go basis or can sell bonds in order to receive a lump sum amount. The bonds are then paid back from the annual revenue generated from the assessment. This act requires

50% voter approval and a validation on the total number of voters casting votes. The City does not have this funding source in place at this time.

- **Park Dedication Fees:** California Government Code Section 66477, referred to as the Quimby Act permits local jurisdictions to require dedication of land or in-lieu fees amounting to a maximum standard equivalent to five acres of land per 1,000 population. This is enacted by the City Council through resolution.
- **UPARR Program:** This is a federal grant program administered by the National Park Service. The intent of this program is to fund needed improvements to existing parks and facilities to bring them up to an acceptable level. The City used this grant program to partially fund improvements at the Pattullo Swim Center. UPARR has not been funded for several years by the federal government. However, the program still exists and it could receive funding in the future.

5.4 Financing Strateg

The cost for all of the projects in Tables 34 and 35 exceeds \$35 million, not including land acquisition. Of this amount, more than \$18 million is for projects needed to serve new development planned for the Fort Ord site. An additional \$9.5 million is estimated for the development of a proposed regional park on the Fort Ord site. The remaining \$7.5 million includes upgrades to existing parks, new facilities, and new development within existing Seaside city limits. A short-term 6-year capital improvement plan (CIP) is proposed to implement the master plan. This is shown in Table 33

As section 5.2 indicates, the greatest need in Seaside is to continue upgrading the existing park system to address long-term deferred maintenance. Therefore, the financing strategy discussed below is intended to place a majority of the effort in this area.

Since Seaside has limited capital resources for park improvements, it is recommended that the City seek to form a Landscape and Lighting (L&L) District for the purpose of improving and maintaining Seaside's parks. The City can then bond against the anticipated revenue to fund capital improvements. The L&L should include the entire city, and the recommended rate is \$25 per parcel or household annually. Based on an estimated 12,000 parcels or households in the community, this rate will generate about \$300,000 annually. About 85% of the L&L (\$250,000) should be allocated toward bond payments for capital improvement projects. Based on a 20 year bond at a 5.25% interest rate, this payment would allow a

\$3,000,000 bond. Section 5.5 discusses the remainder of the L&L funds, recommended to fund park maintenance.

Other sources of park improvement financing include grants, donations, establishment of impact fees, and a limited amount from the City’s Capital Improvement Program.

Funding Sources:

Table 32
Funding Sources (6-Year Program) Years 2005-2011
City of Seaside

Revenue Sources	Amount
Landscape and Lighting District bond	\$3,000,000
Impact Fees (50 housing units/year @\$2,000 per unit)	\$600,000
Capital Improvement Plan (\$40,000/year)	\$240,000
Donations (Tennis Council Fundraising)	\$35,000
Quimby Fees ¹	\$375,000
Community Development Block Grants	\$600,000
TOTAL	\$4,850,000

¹Assuming equivalent of 3 acres of dedicated land @ \$125,000/acre.

As the table above summarizes, this financing strategy is based on the passage of an L&L district. As proposed, these sources would provide \$4,850,000 over the six year period.

The table on the next page recommends a CIP that uses these resources to meet the priorities listed in section 5.2.

Expenditures: Listed below is a list of the recommended projects for the first six-year increment.

Table 33
Project Expenditures by Type (1st 6-Year Increment)
City of Seaside

Project	Estimated Cost
Planning Projects	
Community process, 5 mini-parks	\$15,000
Indoor recreation center study	\$75,000
Total, Planning Projects	\$90,000
Park Upgrades	
Beta Park upgrade	\$175,000
Cutino Park upgrade	\$500,000
Ellis Park master plan and upgrade	\$75,000
Farallones Park master plan and upgrade	\$175,000
Havana Soliz Park master plan and upgrade	\$175,000
Highland Otis Park upgrade	\$200,000
Laguna Grande Park upgrade	\$100,000
Lincoln Cunningham Park master plan and upgrade	\$275,000
Manzanita Stuart Park trail improvements	\$75,000
Martin Park upgrade	\$100,000
Mescal Neil Park master plan and upgrade	\$225,000
Metz Park upgrade	\$400,000
Pacchetti Park master plan and upgrade	\$225,000
Portola Leslie Park upgrade	\$100,000
Sport field upgrades at existing fields	\$480,000
Trinity Park master plan ¹	\$25,000
Trinity Park partial improvements	\$130,000
Wheeler Tennis Courts upgrade	\$350,000
Total, Park Upgrade Projects	\$3,785,000
New Parks or Facilities	
Add a group picnic area to an existing park	\$125,000
Skatepark siting study, design, and implementation	\$450,000
Railroad ROW (L-1) trail development	\$250,000
Powerline ROW (L-2) trail development	\$150,000
Total, New Parks/Facilities Projects	\$975,000
Grand Total	\$4,850,000

¹ Master plan should include evaluation of whether Trinity Park should serve as neighborhood park N-10. If yes, neighborhood park facilities should be incorporated into the master plan.

5.5 Funding Maintenance Operations

Appendix C summarized the results of a review of park maintenance operations completed in 2002. At that time, the City's park maintenance budget reflected an annual cost of approximately \$7,171 per acre. While this amount is in the average range for communities of similar size, further investigation revealed that in Seaside, a good share of the maintenance effort is for non park facilities such as alley and sidewalk maintenance, street landscaping and public buildings. It was difficult to obtain a true cost of park maintenance because of the way the maintenance crews allocate their time. However by observing the condition of the parks and the current level of maintenance, it is estimated that the actual amount spent on park maintenance in Seaside was running about \$4,000 to \$4,500 per acre per year. This is not adequate funding to maintain parks and assets.

Since 2002, improvements have been made in cost tracking and staffing. To continue to improve on this, the City should budget about \$8,000 per acre annually for park maintenance. Based on the current developed park acreage, this amounts to an annual budget of approximately \$360,000 devoted to parks maintenance only, not including streets, landscaping, public buildings, and other grounds maintenance tasks. As new park sites are developed, the budget will need to increase.

As previously noted, it is recommended that the City seek to form a Landscape and Lighting (L&L) District in the amount of \$25 per parcel or household annually. About 15% of the proceeds (about \$40,000 annually) should be dedicated to funding park maintenance. Over time as more parks are developed, a larger portion of the L&L assessment should be allocated to park maintenance.

5.6 Project list

Listed below is a summary of recommended park and recreation projects listed in the Seaside Park, Recreation and Community Services Plan. Two tables are shown: the first shows projects within Seaside city limits, and the second shows projects on the Fort Ord site.

Table 34
Projects Within Seaside City Limits
Seaside Park, Recreation and Community Services Plan

Project	Project Budget	Comments
Existing Parks		
Beta Park upgrade	\$175,000	
Cutino Park upgrade	\$500,000	
Ellis Park master plan and upgrade	\$75,000	Does not include additional land acquisition
Farallones Park master plan and upgrade	\$175,000	
Havana Soliz Park master plan and upgrade	\$175,000	
Highland Otis Park upgrade	\$200,000	
Laguna Grande Park upgrade	\$100,000	
Lincoln Cunningham Park master plan and upgrade	\$275,000	
Manzanita Stuart Park trail improvements	\$75,000	
Martin Park upgrade	\$100,000	
Mescal Neil Park master plan and upgrade	\$225,000	
Metz Park upgrade	\$400,000	
Pacchetti Park master plan and upgrade	\$225,000	
Portola Leslie Park upgrade	\$100,000	
Robb Park upgrade	\$50,000	
Roberts Lake minor improvements	\$25,000	
Trinity Park master plan and upgrade	\$75,000	
Wheeler Tennis Court upgrade and site improvements	\$350,000	
New Parks		
N-6 Neighborhood Park master plan and development	\$1,000,000	Does not include land acquisition. If Trinity Park is selected location, allocate this budget to that site
N-7 Neighborhood Park master plan and development	\$1,000,000	Does not include land acquisition

L-1 Railroad ROW trail development	\$250,000	
L-2 Powerline ROW trail development	\$150,000	
Additional Facilities and Studies		
Community process on options for 5 mini-parks	\$15,000	
Indoor Recreation Center feasibility and siting study	\$75,000	
Sport field improvements at existing fields	\$480,000	
Skatepark siting study, design, and implementation	\$450,000	Does not include land acquisition
Adventure playground	\$400,000	To be sited in an existing park
Group picnic area	\$125,000	To be sited in an existing park
Total	\$7,245,000	

Table 35
 Projects Within Former Fort Ord Property
 Seaside Park, Recreation and Community Services Plan

Project	Project Budget	Comments
N-1 Neighborhood Park design and development	\$2,500,000	Does not include land acquisition
N-2 Neighborhood Park design and development	\$1,200,000	Does not include additional land acquisition
N-4 Neighborhood Park design and development	\$1,500,000	Does not include additional land acquisition
N-5 Neighborhood Park design and development	\$1,000,000	Does not include additional land acquisition
C-1 50-acre Community Park design and development	\$7,000,000	Does not include land acquisition
C-4 25-acre Community Park design and development	\$5,000,000	Does not include land acquisition
R-1 Regional Park design and development	\$9,500,000	Does not include land acquisition
OS-1 Open Space improvements	\$125,000	
OS-2 Open Space improvements	\$150,000	
Total	\$27,975,000	

city of seaside

parks,
recreation
community
services
plan

Adopted
October
2005

APPENDICES

CITY OF SEASIDE



Parks, Recreation, and Community Services Plan

APPENDIX A: Community Profile

Findings and Conclusions

Listed below is a summary of the findings and conclusions of the community profile analysis, which was completed in June 2002.

- *Regional Context:* The City of Seaside is situated adjacent to the Pacific Ocean along the Monterey peninsula. The former Fort Ord military base (now closed) is located east and north of Seaside “proper”.
- *Planning Area:* The planning area encompasses the greater Seaside city limits, which includes two distinct areas: 1) the City of Seaside city limits, also known as Seaside “proper” (defined as that portion of City of Seaside located outside of the former Fort Ord property), and 2) a portion of the former Fort Ord property abandoned due to closure.
- *Natural Features:* The surrounding hillsides provide a backdrop for the City and offer scenic views of Monterey Bay and the Monterey Peninsula. The coastal dunes provide a unique identity to the City of Seaside and offer several miles of un-interrupted beaches in Monterey Bay and the Monterey Peninsula. The Laguna Grande/Roberts Lake environment consists of riparian woodlands and marshland vegetation.
- *Demographic Characteristics:* The demographic profile for the City of Seaside is significantly different from surrounding communities and the rest of Monterey County. Much of this is due to the presence of the former Fort Ord Military Base (now undergoing resizing). The City of Seaside has a significantly higher percentage of residents under the age of 18 and a lower percentage of residents over the age of 65. By the median age (29.5), it appears a majority are young adults.
- *Land Use:* A majority (48.4%) of this land within the Seaside “proper” is used for residential purposes (low, medium and high density housing).
- *Redevelopment:* Approximately 3% or 52 acres of the land in Seaside “proper” is considered vacant. Much of the existing vacant land is owned the Redevelopment Agency and will eventually be developed as non-residential use.
- *Fort Ord Reuse Plan:* With the closure of Fort Ord, the City of Seaside will have transferred approximately 2,831 acres of land within its jurisdiction. Approximately, 1,446 acres will eventually be redeveloped to provide additional housing units.

All totaled, the Fort Ord Reuse Plan allocates the following acreages for park, open space and recreational facilities.

- 75 acres for community parks
- 22 acres for neighborhood parks
- 42 acres for open space
- 350 acres for golf course

In addition, the County will assume control over 803 acres in the proposed Fort Ord Dunes State Park

- *Population Projections:* The current population (2002) is estimated to be 32,836 and the project population for 10 years (2012) will be 40,338 and 20 years (2022) will be 47,663.

Applicable City Policies

Section 1 (Land Use)

Below is a summary of applicable Comprehensive Plan policies that relate to the provision of park and recreation services.

- Establish the section of Broadway between Fremont and Del Monte, commonly known as “lower” Broadway, as the foundation of a comprehensive Central Business District extending from lower Broadway south to Canyon Del Rey and Harcourt between Fremont and Del Monte by 1) intensifying and diversifying the land uses allowed, 2) reconfiguring the existing commercial site into viable CBD parcels through the use of the City Center Revitalization Project, 3) providing a direct linkage to the auto center and 4) providing positive links to the Canyon Del Rey freeway interchange, the K-Mart highway commercial area and the emerging Laguna Grande / Roberts Lake / beachfront visitor serving commercial areas.
- Intensify and expand the visitor serving commercial complex around Laguna Grande and Roberts Lake

Section 5 (Environmental Resource Management)

- Protect the Laguna Grande, Roberts Lake and beachfront areas through strict enforcement of Seaside’s certified Local Coastal Program.
- Identify the Laguna Grande, Roberts Lake, beachfront and the west Del Monte Boulevard frontage, from Canyon Del Rey to Fremont, as critical native vegetation and habitat areas. Provide for the protection of endangered plant communities in these areas through the use of dedicated conservation easements and prohibit use of non-native and non-native compatible plant species in proposed landscapes.

A.1 Regional Context

Located in the heart of Monterey County, the City of Seaside is situated adjacent to the Pacific Ocean along the Monterey peninsula. The former Fort Ord military base is located east and north of Seaside “proper” (defined as that portion of City of Seaside located outside of the former Fort Ord property).

The City is linked with other peninsula communities by way of two major highways. Highway 1 connects the City of Seaside with destinations north (e.g., Marina) and south (e.g., Monterey/ Carmel-by-the-Sea). Highway 218/68 connects the City with communities to the east (e.g., Salinas). Aside from the highways, the Monterey Peninsula Airport also serves the City, which is located just south of the city limits.

A.2 Planning Area

The planning area for this study encompassed the greater Seaside city limits, which includes two distinct areas: 1) the City of Seaside city limits, also known as *Seaside “proper”*, and 2) a portion of the former Fort Ord property abandoned due to closure.

The specific boundaries stretch from the Marina city limits on the north to the Del Rey Oaks / Monterey city limits on the south and from a point east of the North-South Road on the east to Monterey Bay/Sand City city limits on the west.

A.3 Natural Resources and Environmental Hazards

Natural resources and environmental hazards are important in recreation planning for a variety of reasons. The topography/terrain (e.g., mudslide prone areas), coastal dunes (e.g., coastal high hazard areas), proximity of water features (e.g., floodways) and vegetation/wildlife habitat area all impact the potential for development. While these lands are often considered environmentally sensitive and have development limitations, they are often conducive to park, open space, and recreation uses. Aside from minimizing hazards associated with these features, the preservation of these areas has a number of other benefits such as protecting unique landforms, maintaining aquifer recharge areas and other hydrological functions, and preserving the riparian and vegetative cover. The natural features that influence the provision of park, recreation and open space areas include: topography, coastal dunes, water features and vegetation/wildlife areas.

Topography/Terrain (Mudslide Prone Areas)

The topography/terrain in the Seaside area can be divided into four distinct regions, which range in elevation from 4 to 400 feet above sea level. These include: 1) *beach zone*, 2) *lowland zone*, 3) *hillside zone* and 4) *upland zone*. The potential for hazards (i.e. mudslides) within each of these areas corresponds directly with the gradient of the terrain and soil conditions.

The *beach zone* stretches from the edge of Monterey Bay through the coastal dune lands to Highway 1. Mudslide potential in this area is relatively low. The *lowland zone* begins at highway 1 and continues east until reaching the toe of the west facing hillside. Again, the potential for mudslides in this area is low due to the lack of elevation change. The *hillside zone*, which is the largest of the four areas, consists of gentle slopes rising from a point near Noche Buena Street to the upland terrace just east of the North-South Road. This area generally slopes toward the west and offers views of the Monterey Bay. Of the four areas, this area has the greatest potential for mudslides. The fourth area, *upland zone*, consists of lands east of the North South Road. Again, due to the lack of change in elevation, the potential for mudslides is moderate.



*Coastal Dunes
(Coastal High Hazard Areas)*

In addition to the potential for mudslides, the topography also influences the character of the City of Seaside. The hillsides provide a backdrop for the City and offer scenic views of the surrounding terrain Monterey Bay and the Monterey Peninsula. Currently, the only mechanism for maintaining the environmental character of hillside zones is through the city's municipal code that regulates mudslide prone areas.

The coastal dune lands consist of the tidal zone and an upland area that averages about 1,500 feet in depth. It contains numerous high dunes covered with a variety of beach grass and other vegetation. Coastal dune degradation has resulted in the loss of the vegetation and movement of the dunes by the wind. This in turn has caused in increased sedimentation and water quality problems within Roberts Lake and Laguna Grande Lake.

In addition to the potential for coastal high hazards, the coastal dunes contributes to Seaside's identity. The dune environment provides miles of uninterrupted beaches to Monterey Bay and the Monterey Peninsula.

The City is mandated by the California Coastal Act of 1976 to prepare a Local Coastal Program for the coastal area within the City that is located in the coastal zone boundary. The Local Coastal Program provides land use and controls within the coastal zone.

*Water Features
(Floodways)*

The drainage system in the Seaside area is part of the Laguna Grande Drainage Basin and consists of a hierarchy of creeks, intermittent streams and other drainage ways. Streams and drainage way areas are important because of their ability to provide habitat corridors for fish and wildlife, preserve riparian vegetation and carry storm water runoff. In addition to their functional and aesthetic characteristics, the drainage ways can also serve as conduits for trails.

The potential for flooding is primarily limited to the area around Laguna Grande and Roberts Lake (Zone A designated by Federal Emergency Management Agency).

*Vegetation and Wildlife Habitat
(Habitat Conservation)*

The City’s Comprehensive Plan has identified three areas of native vegetation and wildlife within Seaside “proper”. These include: 1) Laguna Grande / Roberts Lake area, 2) beachfront along Monterey Bay and 3) vacant lands between the Southern Pacific railroad and Del Monte Boulevard, extending from Canyon Del Rey to Fremont Boulevard (also known as the auto center expansion).

The Laguna Grande / Roberts Lake environment consists of riparian woodlands and marshland vegetation. The beachfront consists of a mixture of beach grasses and low shrubs. The auto center expansion maintains a ruderal plant community. This area contains a variety of special interest and candidate two species of plants and wildlife.

A.4 Climate

Similar to most communities on the Monterey Peninsula, the climate in Seaside can be characterized as relatively mild with distinct seasons. In general, the climate is mild and wet in the winters and warm and dry in the summers. The average winter temperature ranges in the low 60s and the summer temperature ranges in the 70s degrees. Precipitation averages about 19.29 inches a year with 67 average rain days.

Table A-1
Climate Statistics
City of Seaside

Month	Average High Temperature	Average Low Temperature	Average Precipitation (inches)	Rain Days
January	60.1° F	43.1° F	4.00	10
February	61.8° F	44.6° F	2.81	9
March	61.6° F	44.5° F	3.16	9
April	63.0° F	45.3° F	1.72	6
May	64.3° F	47.6° F	0.40	4
June	66.9° F	50.0° F	0.20	3
July	68.0° F	51.4° F	0.08	2
August	69.0° F	52.4° F	0.12	2
September	72.3° F	52.9° F	0.32	2
October	70.4° F	50.8° F	0.86	4
November	65.3° F	47.0° F	2.65	7
December	61.1° F	43.7° F	2.97	9
Average	65.3° F	47.8° F	19.29	67

A.5 Demographic Characteristics

Demographic characteristics and attributes influence recreation interests and participation. Factors such as age and income affect the level of an individual’s ability to pursue recreational activities.

The population information for the City of Seaside has been derived from the 2000 US Census. Seaside is the third largest city in Monterey County with an estimated 2002 population of 32,836. According to the US Census, the City's 2000 population was placed at 31,696 persons. This is an 18.5% decrease from the 1990 population of 38,901.

Population Trends

Seaside’s percentage of the county’s overall population has experienced a gradual decline over the last 20 years. This means a greater percentage of the county’s population can be found in other incorporated cities, such as Salinas and Marina or in unincorporated portions of the county. Table A-2 shows the population for the City of Seaside and Monterey County over the last 20 years.

Table A-2
Population Growth 1980-2000
City of Seaside

Year	Seaside Population	Percent of County Population	Monterey County Population
1980	36,567	12.6%	290,444
1985	37,050	11.3%	327,300
1990	38,901	10.9%	355,860
1995	29,420	8.1%	362,874
2000	31,696	7.9%	400,907

Source: US Census Bureau, AMBAG

Table A-3 shows the population in the City of Seaside on a year-by-year basis starting in 1990. The population of the City remained steady until the Ford Ord Military base closure in 1992. After 1992, the population dropped by nearly 30%. Since then, the population has remained fairly constant with growth of less than 1% per year.

Table A-3
 Population Growth 1990-2002
 City of Seaside

Year	Seaside Population
1990	38,901
1991	39,290
1992	39,683
1993	28,554
1994	28,984
1995	29,420
1996	29,862
1997	30,310
1998	30,765
1999	31,227
2000	31,696
2001	32,261
2002	32,836

Source: US Census Bureau AMBAG; MIG, Inc.

Age

The age profile for the City of Seaside is significantly different from surrounding communities and the rest of Monterey County and the State of California. Many of these differences can be attributed to the presence of former Fort Ord military base.

In general, participation in active or competitive recreation activities is lower among older age groups. In contrast, youth age groups tend to participate in recreation activities more frequently than any other age group and favor activities that are more active and competitive in nature. This would include activities such as basketball, baseball, soccer, swimming, bicycling, etc.

Young adults (ages 18-35) are also an active age group and typically form the core of adult competitive sports. Older adults (ages 35-65) typically have less time to devote to recreational activities and tend to have a more passive interest in recreation programs. Recreational time is at a premium and often limited to weekends and occasional evenings.

Table A-4
Age Distributions - 2000
Selected Geographic Areas

	Under Age 18	Ages 18 to 64	Age 65 and Over	Median Age
State of California	27.3	62.1%	10.6%	33.3
Monterey County	28.4	61.6%	10.0%	31.7
City of Seaside	30.2%	61.3%	8.5%	29.5
City of Marina	21.3%	70.8%	7.9%	32.3
City of Monterey	16.6%	68.5%	14.9%	36.1
City of Pacific Grove	17.8%	62.6%	19.6%	44.7

Source: US Census Bureau

As Table A-4 illustrates, the City of Seaside has a significantly higher percentage of residents under the age of 18 and a lower percentage of residents over the age of 65 than other nearby cities. In addition, the median age is lower.

The specific age breakdowns are listed below.

Table A-5
Age Breakdowns - 2000
City of Seaside

Category	Population	Percentage
0-9	5,946	18.7%
10-14	2,339	7.4%
15-17	1,290	4.1%
18-24	3,508	11.1%
25-34	6,141	19.4%
35-44	4,776	15.1%
45-54	3,198	10.0%
55-64	1,814	5.7%
65-74	1,642	5.2%
75+	1,042	3.3%
Total	31,696	100.0%

Source: US Census Bureau

Race

An analysis of census data on race and ethnic background revealed that 36.4% of the residents are Caucasian and 34.5% are Hispanic. Approximately, 12.1% of the population is Black. Ethnicity can influence recreation participation, because participation in some recreational activities varies among different cultural groups.

A breakdown of race demographics is listed in Table A-6 below.

Table A-6
Race - 2000
City of Seaside

Category	City of Seaside Number	City of Seaside Percentage	Monterey County Percentage	State of California Percentage
White	11,526	36.4%	40.3%	46.7%
Hispanic	10,929	34.5%	46.8%	32.4%
Black	3,836	12.1%	3.5%	5.4%
Asian	3,134	9.9%	5.8%	9.1%
Pacific Islander	387	1.2%	0.3%	0.1%
American Indian	190	0.6%	0.4%	0.8%
Other	106	0.3%	0.2%	0.8%
Two or more races	1,588	5.0%	2.7%	4.7%
Total	31,696	100.0%	100.0%	100.0%

Source: US Census Bureau

A.6 Land Use

Land use plays an important role in the location, distribution and availability of park and recreational facilities. The diversity of land-uses in the Seaside area make it necessary to evaluate the most effective means of meeting the park and open space needs for each major category. Residential areas will need a park to fulfill needs of area residents. Industrial areas will require parks that focus on use during the day, or where people will travel to at night. Commercial areas are more likely to require plazas and places for passive recreation that are smaller in area.

According to the City's 1995 Comprehensive Plan, the total land area of the greater Seaside city limits is approximately 5,690 acres. However, much of this is located on Fort Ord property. Only 1,721.60 acres are located in Seaside "proper". A majority (48.4%) of this land is zoned for residential. This area encompasses most of the area east of Fremont Boulevard. The retail zoned lands (7.1%) are located along Fremont and Del Monte Boulevards. The balance of the acreage is public, industrial, wholesale and vacant land.

Vacant Land

Excluding the former Fort Ord lands, the 1995 Comprehensive Plan indicated that approximately 3% or 52 acres of land within Seaside was vacant. Much of the existing vacant land is owned the urban renewal agency and will eventually be developed with non-residential uses.

The lack of undeveloped land is particularly important because some residential areas within the City are not currently served by park facilities. In order to provide parks in these areas, additional land will need to be acquired. Because of the limited amount of vacant land, the purchase of individual developed lots may be necessary to provide parks in some area.

Fort Ord Reuse Plan

The Fort Ord Reuse Plan, which identifies the land reserves and outlines the development capacity of the abandoned military base, has identified three planning areas within the Seaside District. These planning areas include: 1) California State University Monterey Bay (CSUMB) planning area, 2) University planning area, and 3) Seaside Residential planning area.

The *CSUMB planning area* consists of 322 acres and is expected to accommodate academic, administrative, student housing and support facilities. It is anticipated that approximately 5,100 student units will be located within the Seaside area. No park or recreation facilities have been allocated for this planning area.

The *University planning area* consists of 353 acres and contains four sub districts: 1) Gateway Regional Entertainment Center, 2) POM Annex Retail and Services, 3) University Village, and 4) Community Park. Listed below is the park and open space allocations for each sub-district:

- 1) Gateway Regional Entertainment Center – 42 acres reserved for open space and recreation uses
- 2) POM Annex Retail and Services – 0 Acres
- 3) University Village – 5 acres of neighborhood park
- 4) Community Park – 50 acre community park

The *Seaside Residential planning area* consists of 2,146 acres and contains five sub districts: 1) New Golf Course Community District, 2) Visitor Serving Hotels, 3) Reconfigured POM Annex Community, 4) Planned Residential Extension and 5) Community Park. Listed below is the park and open space allocations for each sub-district:

- 1) New Golf Course Community District – 10 acres of neighborhood park
- 2) Visitor Serving Hotels – 350 acres of golf course (existing)
- 3) Reconfigured POM Annex Community – 0 acres
- 4) Planned Residential Extension – 7 acres of neighborhood park
- 5) Community Park – 25 acre community park

All totaled, the Fort Ord Reuse Plan allocates the following acreage for park, open space and recreational facilities.

- 75 acres for community parks
- 22 acres for neighborhood parks
- 42 acres for open space
- 350 acres of golf course, encompassing the two existing courses

In addition, the County will assume control over 803 acres in the proposed Fort Ord Dunes State Park

Currently, the City of Seaside has several land use actions pending in the former Fort Ord area. The first consists of a 379-unit single-family housing project on the Hayes Housing site. The second includes the development of a resort hotel, timeshare units and single-family units adjacent to the Bayonet and Black Horse Golf Courses.

A.7 Population Projections

In most communities population growth primarily occurs through three means: 1) annexation, 2) infill and 3) changes in density. In Seaside, the area with the developed portion of the community known, as Seaside “proper” is nearly entirely built-out with very little land is available for additional development. Additional population growth would only occur through infill and changes in zoning densities.

However, the City of Seaside will receive approximately 2,831 acres of land from the former Fort Ord property. Approximately 1,446 acres will eventually be redeveloped to provide additional housing units. Parks and facilities will be needed to serve this new development.

Shown below is the population projection for the Seaside.

Table A-7
Population Projections
City of Seaside

Year	Seaside Population
2000	29,832
2002 (Current Year)	32,836
2005	34,624
2010	39,078
2012 (10 Years)	40,388
2015	42,435
2020	45,791
2022 (20 Years)	47,663

Source: AMBAG



Par s Recreation and Communit Services Plan

APPENDI isting Resources

Findings and Conclusions

Listed below are key findings of the inventory and analysis of the existing park and recreation resources conducted in 2002.

Parkland

- Seaside owns and/or maintains 28 park and recreation areas totaling 50.71 acres. Nearly half of the sites consist of small mini-parks, which are typically less than an acre in size.
- All totaled, the park system includes 13 mini-parks, five neighborhood parks, one community park, one regional park, six special use areas, one open space area and one undeveloped park site.
- With the exception of Laguna Grande, Cutino and Metz Parks, a majority of the parks are in poor condition and lack adequate facilities. Nearly all of the parks require substantial renovations (irrigation, turf, landscaping, etc) and replacement of equipment (playground, basketball standards, signage, trash receptacles, benches, picnic tables, barbeque pits, etc.)
- The City owns two golf courses, which were formerly part of Fort Ord.

Indoor Facilities

- The City offers several indoor facilities including an indoor community center, swimming pool and youth education center. In general, these facilities are in fair condition and only require some minor renovations.

Sports Fields

- Overall, there are very few sport fields in the Seaside area. The City maintains three youth baseball/softball and no soccer fields. While the Monterey Peninsula Unified School District (MPUSD) owns several athletic facilities, most of the fields are in poor condition.

Applicable City Policies

Below is a summary of applicable Comprehensive Plan policies that affect the physical park resources in the Seaside area.

- *Section 3 (Circulation):* Develop and adopt a formal plan for a safe, convenient, comprehensive and attractive bicycle network for Seaside that: 1) includes specific links to Regional Bike Routes, the proposed Transit Center and between the Laguna Grande / Roberts Lake complex and the proposed CBD; and 2) include requirements for the installation of bike parking facilities in such public and private developments as parks, schools and churches as well as office, commercial and visitor serving complexes. To the extent possible, streets are to be constructed or retrofitted to accommodate signed and striped bike routes and lanes, thereby minimizing auto/bike conflicts. Dedicated bicycle lanes are to be provided along greenbelts and public easements and in public parks.

- *Section 5 (Environmental Resource Management):* Support the Sand Dunes Drive alignment of the multi-use Monterey Peninsula Recreation Trail. Cooperate with Sand City to seek the formal adoption of the same. This route would specifically extend from Roberts Lake northwest along Canyon Del Rey to Sand Dunes Drive and then northerly along Sand Dunes Drive and the MRWPCA sewer ROW to a connecting point with the existing trail at the North Fremont interchange with Highway 1.
- *Section 5 (Environmental Resource Management):* Identify new park locations in residential area lacking such facilities. Use the standard of two acres per 1,000 residents for mini-parks and neighborhood parks and one acre per 1,000 residents for community parks. Where appropriate, these parks may be joint-use facilities and an arrangement with the Monterey Peninsula Unified School District and/or the Monterey Peninsula Regional Park District. Support diversified recreation programs designed to meet the needs of all age groups. Support art and music “in the parks” programs. Consider the sale of bonds, user fees, assessment districts and other sources of revenue that may be identified in the future for park development and maintenance.
- *Section 5 (Environmental Resource Management):* Identify the Laguna Grande, Roberts Lake, beachfront and the West Del Monte Boulevard frontage, from Canyon Del Rey to Fremont, as critical native vegetation and habitat areas. Provide for the protection of endangered plant communities in these areas through the use of dedicated conservation easements and prohibition on the use of non-native and non-native compatible plant species in proposed landscapes.

.1 Introduction

One of the primary objectives of the Parks, Recreation and Community Services Plan is to identify future park/recreation sites and the types of facilities they should contain. In order to make these decisions, it is important to inventory and analyze the existing resources in terms of service characteristics, development potential and existing deficiencies. What follows is an inventory and evaluation of park and recreation sites in the Seaside Planning Area. This analysis, in part, will also serve as a basis for identifying future park needs and facility improvements.

.2 Park and Definitions

The most effective and efficient park system to manage is one made up of different park types; each designed to provide a specific type of recreation experience or opportunity. When classified and used properly, they are easier to maintain, create fewer conflicts between user groups and have less impact on adjoining neighbors. In order to assess the park system in Seaside and to address specific land needs, the existing resources have been classified based on the following classifications.

Mini-Parks

Mini-parks, tot lots and children's playgrounds are all small single purpose play lots designed primarily for small children usage. Because of their size, the facilities are usually limited to a small open grass area, a children's playground and a small picnic area. Size ranges from .25 to 2 acres.

Neighborhood Parks

Neighborhood parks are a combination of playgrounds and parks designed primarily for non-supervised, non-organized recreation activities. They are generally small in size and serve an area of approximately one half-mile radius. Typically, facilities found in a neighborhood park include a children's playground, picnic areas, trails, open grass areas for passive use, outdoor basketball courts and multi-use sport fields for soccer and youth baseball, etc. Size ranges from 2 to 10 acres, with the optimum size being 5 acres.

Community Parks

A community park is planned primarily to provide active and structured recreation opportunities. In general, community park facilities are designed for organized activities and sports, although individual and family activities are also encouraged. Community parks serve a much larger area and offer more facilities. As a result, they require more in terms of support facilities such as parking, restrooms, covered play areas, etc. Community parks usually have sport fields or similar facilities as the central focus of the park. Their service area is roughly a 1-2 mile radius. Size ranges from 20 to 50 acres, with the optimum size being 30 acres.

Regional Parks

Regional parks are recreational areas serving the City and beyond. They are usually large in size and often include one specific use or feature that makes them unique. Typically, use focuses upon passive types of recreational activities. Those located within urban areas sometimes offer a wider range of facilities and activities.

Special Use Areas

Special use areas are miscellaneous public recreation areas or land occupied by a specialized facility. Some of the uses that fall into this classification include special purpose areas, community gardens, single purpose sites used for field sports or sites occupied by buildings.

Within this context, there are a number of different sub-categories of special use areas. These include:

Athletic parks are sites where sport fields are the central focus. Facilities may consist of baseball, softball and soccer fields. Supplemental activities may include tennis, volleyball and a picnic area.

Single purpose sites are dedicated for unique types of recreational activities. This would include facilities such as indoor facilities, and skate parks.

Linear Parks

Linear parks are developed landscaped areas and other lands that follow linear corridors such as abandoned railroad right-of-ways, canals, power lines and other elongated features. This type of park usually contains trails, landscaped areas, viewpoints and seating areas.

Open Space Areas

Natural open space is defined as undeveloped land primarily left in its natural environment with recreation uses as a secondary objective. It is usually owned or managed by a governmental agency and may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar spaces. In some cases, environmentally sensitive areas are considered as open space and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species.

Within this context, there are a number of different sub-categories of open space. These include:

Buffers: Includes community separators between urban areas; and lands that serve as buffers between urban development and resource land.

Greenway Corridors: Consists of lands that link existing resource areas (e.g., parks, trails, view sheds.); wildlife corridors; and waterways.

Ecosystems Lands: Includes lands providing essential ecosystem services (e.g., flood control, erosion control, aquatic ecosystems such as streams, ponds, riparian corridors)

Lands that Protect Wildlife and Natural Communities: Includes lands containing endangered, rare or threatened species and natural plant communities indigenous to the region.

View Properties: Includes lands that possess outstanding scenic qualities visible from roadways and other resources and hilltop lands/areas that offer panoramic views.

Gateway/Entrance Areas

These are landscaped areas located near the city limits of a community. Some are highly developed and others contain an entrance sign only.

Beautification Areas

Beautification areas are landscaped features located along street right-of-ways and intersections, parking facilities, etc. These types of facilities usually consist of trees and landscaping.

*Undesignated/
Undeveloped Land*

Undeveloped land has not been designated for a specific park use at this time.

Private Parks

These include privately owned sites that contribute to the recreational opportunities in the area, such as private golf courses, sports facilities, and complexes.

.3 Parks and Recreation

The following table is a summary by type of all parks and recreation areas located within the Seaside Planning Area.

Table B.1
Summary of Parks and Recreation Facilities (All Agencies)
Seaside Planning Area

Agency	City of Seaside	Fort Ord	MPUSD	TOTAL
Parkland Type				
Mini-Parks	8.76	0.00	0.00	8.76
Neighborhood Parks	11.45	NA	0.00	11.45
Community Parks	5.62	NA	0.00	5.62
Regional Parks	10.73	0.00	0.00	10.73
Special Use Areas	8.29	NA	0.00	0.00
Linear Parks	0.00	0.00	0.00	0.00
Open Space Areas	5.67	0.00	0.00	5.67
Gateways/Entrance Areas	NA	0.00	0.00	0.00
Beautification Areas	NA	0.00	0.00	0.00
Undeveloped Land	0.19	0.00	0.00	0.19
School Recreation Land	0.00	0.00	NA	0.00
TOTAL	50.71	0.00	NA	50.71

Based on the inventory above, the current ratio of park land to population can be derived. The current ratio is the existing amount of parkland divided by the existing population. It is expressed in terms of acres per 1,000 residents. Identifying the current ratios allows for comparison with other communities.

Listed below is the current ratio for each of the park land categories in Seaside.

Table B.2
 Summary of Current Ratios
 City of Seaside

Parkland Type	Current Ratio (Acres per 1,000 Residents)
Mini-Parks	0.26
Neighborhood Parks	0.35
Community Parks	0.17
Regional Parks	0.32
Special Use Areas	0.25
Linear Parks	0.00
Open Space Areas	0.17
Undeveloped Land	0.01
TOTAL	1.53

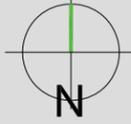
On the following page is a map of the existing parks and open space areas in the Seaside area. Table B.3 follows the map and is a summary table of all City of Seaside parks.

EXISTING PARK AND RECREATION RESOURCES

PARK, RECREATION AND COMMUNITY SERVICES PLAN - Seaside, California

LEGEND

-  Planning Boundary
-  City Limits
-  City of Seaside Park Property
-  California State Parks Property
-  Fort Ord Recreation Property
-  Other Park and Recreation Property
-  Monterey Bay Unified School District Property
-  California State University - Monterey Bay
-  Existing Trails



October 2005

