CHART 28
NEIGHBORHOOD PROFILE

4.5 La Mesa Village Neighborhood

POPULATION: 2,867 persons

HOUSEHOLDS: 876
= 7.2% of City

555 SINGLE FAMILY
321 MULTIPLE FAMILY
= 9.2% of City = 5.3% of City

POP/HOUSEHOLD: 3.62

AREA: 254 acres

RESIDENTIAL DENSITY: 3.45

AVERAGE FAMILY INCOME: $24,060

*EXISTING RATIO: ---- (see text)

PARK NEED: 11.47 ACRES

PARK SURPLUS/DEFICIT: ---- (see text)

*Based on recommended 4 acres of active park land/1,000 population.
**Includes school playgrounds.

City-Wide

POPULATION: 27,558

12,096

6,038 SINGLE FAMILY
6,058 MULTIPLE FAMILY

2.27

5,382

3.80

$24,300

@@ 1980 CENSUS
4.6 Naval Postgraduate School

Located on the eastern edge of the Central Community, the Naval Postgraduate School (NPGS) is a federally owned facility. The school covers an area 136 acres in size and is completely self-contained within a fenced area. As shown in Chart 29, the 1980 Census shows that the resident population at the School is 218 persons, all of whom are housed in group quarters.

Park land at the NPGS provides recreational facilities which serve both the School population and residents of the La Mesa Navy Housing Neighborhood. Park land per capita ratios have not been calculated due to the military ownership of these facilities.

Chart 14 shows that future buildout might realize a tripling of the existing School population by the year 2000. It is anticipated that existing park and recreation facilities provided within the School grounds will adequately meet the park needs of this future population.
CHART 29
NEIGHBORHOOD PROFILE

4.6 Naval Postgraduate School

**POPULATION:** 218 persons

- **0-15:** 9
- **15-64:** 208
- **65+:** 1

**HOUSEHOLDS:** 71

- **SINGLE FAMILY:** 71
- **MULTIPLE FAMILY:**

  = **0.6%** of City

**POP/HOUSEHOLD:**

**AREA:** 136 acres

**RESIDENTIAL DENSITY:** Group Quarters

**AVERAGE FAMILY INCOME:** $24,060

*EXISTING RATIO: --- (see text)

**PARK NEED:** --- (see text)

**PARK PROVISIONS:** --- (see text)

**PARK SURPLUS/DEFICIT:** --- (see text)

Based on recommended 4 acres of active park land/1,000 population.

**Includes school playgrounds.

*Census Tract #131 includes La Mesa Village, the navy Family housing area.

City-Wide

**POPULATION:** 27,558

- **0-15:** 12,098
- **15-64:** 6,038
- **65+:** 9,462

**SINGLE FAMILY:**

- **MULTIPLE FAMILY:**

  = **1.2%** of City

**AREA:**

- **5.392** acres

**RESIDENTIAL DENSITY:**

- **3.80**

**AVERAGE FAMILY INCOME:** $24,300

*1980 CENSUS

155
4.7 Oak Grove Neighborhood

Oak Grove is one of the older neighborhoods within Monterey, and is located just east of El Estero Lake, between the Lake and the Naval Postgraduate School. Comprised of 87 acres, this little residential neighborhood houses a population of 1,490 persons.

As shown in Chart 30, Oak Grove has 806 households and a ratio of 1.79 pesons per household. This ratio is lower than the City-wide ratio, and is due in part to the high number of apartments and Naval Postgraduate School students living in the neighborhood. The high amount of apartment units (546) yields a high density ratio of 9.26 units per gross acre, which is the second highest density in the City (second to a 19.8 unit/acre density in Glenwood Circle). The average family income is slightly higher than the City-wide average of $28,015 (see Chart 30).

As shown at the bottom of Chart 30, active park acreage need totals 5.96 acres based on the 4 acres/1,000 population recommended standard. Although no municipal park acreage is provided in the immediate neighborhood area, the El Estero Park Complex is in close proximity and is considered a source for active park needs to Oak Grove residents.
CHART 30
NEIGHBORHOOD PROFILE

4.7 Oak Grove Neighborhood

POPULATION: 1,490 persons

HOUSEHOLDS: 806

= 6.7% of City

260 SINGLE FAMILY

= 4.3% of City

546 MULTIPLE FAMILY

= 9.0% of City

POP/HOUSEHOLD: 1.79

AREA: 87 acres

RESIDENTIAL DENSITY: 9.26

AVERAGE FAMILY INCOME: $28,015`

*EXISTING RATIO: 16.5 PARK ACRES/1,000 POP.

**PARK NEED: 5.96 ACRES

**PARK PROVISIONS: (El Estero) 24.70 ACRES

PARK SURPLUS/DEFICIT: (+)18.74 ACRES

*Based on recommended 4 acres of active park land/1,000 population.

**Includes school playgrounds.

' Census Tract #130, which includes Oak Grove, Alta Mesa, and Glenwood Circle neighborhoods.

City-Wide

POPULATION: 27,568

19,806

4,497

3,156

12,096

6,038

6,058

2.27

5,382

3,800

$24,300

@1980 CENSUS
1.0 NEW MONTEREY COMMUNITY
1.1 New Monterey Neighborhood
1.2 Cannery Row Neighborhood
2.0 PRESIDIO COMMUNITY
3.0 MONTEREY HEIGHTS COMMUNITY
3.1 Old Town Neighborhood
3.2 Monte Regio Neighborhood
3.3 Hill District Neighborhood *
4.0 CENTRAL COMMUNITY
4.1 Downtown Neighborhood
4.2 Alta Mesa Neighborhood
4.3 Glenwood Circle Neighborhood
4.4 Old Capitol Site
4.5 La Mesa Village Neighborhood
4.6 Naval Postgraduate School
4.7 Oak Grove Neighborhood
4.8 Del Monte Beach Neighborhood
5.0 FAIRWAYS/FISHERMAN'S FLATS COMMUNITY
5.1 Del Monte Fairways Neighborhood
5.2 Josselyn Canyon Neighborhood
5.3 Deer Flats Neighborhood
5.4 Fisherman's Flats Neighborhood
6.0 DEL MONTE GROVE/CASANOVA-OAK KNOLL COMMUNITY
6.1 The Dunes Neighborhood
6.2 Del Monte Grove Neighborhood
6.3 Casanova-Oak Knoll Neighborhood
7.0 HIGHWAY 68 PLANNING AREA
7.1 Tarpey Flats
7.2 Aquijito
7.3 Monterey
7.4 Laguna Seca Estates
7.5 Ryan Ranch
7.6 Del Monte Research Park

*Hill Districts include Skyline Forest, Toyon Heights, and Mondo Vista areas.
5.0 FAIRWAYS/FISHERMAN’S FLATS COMMUNITY

This community consists of four neighborhoods: Fisherman’s Flats, Deer Flats, Del Monte Fairways and Josselyn Canyon. Comprised of 606 acres (including a 97-acre golf course), the Fairways/Fisherman’s Flats Community includes both land within the City limits and unincorporated land. Unincorporated lands are included due to their proximity to the City limit line on at least three sides.

As shown in Chart 31, the Fairways/Fisherman’s Flats Community has a resident population of 1,135 persons. Housed in 491 households, this population yields a 2.35 person per household ratio. Housing density is very low, at .81 units per gross acre. The average family income is higher than the City-wide average, at $33,456 annually.

As shown at the bottom of Chart 31, the current active park acreage ratio per capita is 5.02 acres/1,000 population, which exceeds the suggested 4 acres/1,000 standard. Given the current population (1,135 persons), a total of 4.5 acres of active park land is needed, based on the recommended standard. With 5.7 acres provided, including Foothill School playground, a (+)1.2 acre surplus exists.

Chart 14 shows that projected population growth in the Fairways/Fisherman’s Flats Community could see a 205% increase by the year 2000 at full buildout of forecast estimates. Future population growth could increase the current park need of 4.5 acres up to 8.5 acres of active park land in the community, thereby altering the existing ratio from 5.02 acres/1,000 population to 2.67 acres/1,000 population. Projected growth would decrease the existing (+)1.2 acre surplus to a deficit of (-)2.8 acres of needed active park land. It should be noted that these are ratios for municipal park and school facility lands, and do not reflect the private commercial park land that is provided for in this community through the Del Monte Golf Course.

Opportunity exists to ease the projected deficit of active municipal park acreage through opportunity buying of additional park land in the Fairways/Fisherman’s Flats Park and Foothill School’s playfields has been identified as an opportunity area to expand municipal park acreage through opportunity buying. This could decrease the projected deficit from (-)2.8 acres to a surplus of (+)1.35 acres of active park land and alter the future ratio from 2.67 acres/1,000 population to 4.14 acres/1,000 population.

The following four sub-sections (5.1 through 5.4) describe the demographic profiles of the neighborhoods within the Fairways/Fisherman’s Flats Community, providing more specific detail of where park land surpluses and deficiencies occur.
**COMMUNITY PROFILE**

**CHART 31**

5.0 FAIRWAYS/FISHERMAN’S FLATS COMMUNITY

<table>
<thead>
<tr>
<th>Population</th>
<th>1,135 persons</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>City-Wide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population: 27,530 @@</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Age Groups</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-15</td>
</tr>
<tr>
<td>0-64</td>
</tr>
<tr>
<td>65+</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Households</th>
<th>481</th>
</tr>
</thead>
<tbody>
<tr>
<td>= 4.1% of City</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>432 Single Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>= 7.2% of City</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>59 Multiple Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>= 1.0% of City</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pop/Household</th>
<th>2.35</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Area: 606 acres</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Residential Density</th>
<th>.81</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Average Family Income</th>
<th>$33,456'</th>
</tr>
</thead>
<tbody>
<tr>
<td>$24,300 $</td>
<td></td>
</tr>
</tbody>
</table>

---

**EXISTING RATIO: 5.02 PARK ACRES/1,000 POP.**

**PARK NEED:** 4.54 ACRES

**PARK PROVISIONS:** 5.70 ACRES

**PARK SURPLUS/DEFICIT:** (+)1.20 ACRES

---

*Based on recommended 4 acres of active park land/1,000 population.

**Includes school playgrounds.

*Census Tract #132, which includes the Fairways/Fisherman's Flats Community and the unincorporated Aguauroto Road area and Highway 68 Planning Area.*

160
5.1 Del Monte Fairways Neighborhood

Comprised of 3000 acres, the Fairways Neighborhood is largely unincorporated. Exception is the Littlefield Road residential area, which lies within the City limits of Monterey (see Figure 40). A majority of the unincorporated area comprises the Del Monte Golf Course (97 acres). This area is included as a neighborhood within this Master Plan due to the presence of City limit lines on three sides and the area’s future annexation potential, as noted in the City’s current Sphere of Influence Study.

As shown in Chart 32, the Del Monte Fairways Neighborhood has a resident population of 209 persons. Housed in 86 households, this population yields a 2.43 person per household ratio. Housing density is very low, at .28 units per gross acre due to the presence of the 97-acre golf course within the neighborhood boundary. The average family income is higher than the City-wide average, at $33,456 annually. The Del Monte Fairways Neighborhood is more affluent than most other neighborhoods in the City, with higher family incomes and larger home sites.

As shown at the bottom of Chart 32, the current active park acreage ratio per capita is 0/1,000 population, due largely to the fact that most of the area is unincorporated and no municipal park acreage is provided. The Del Monte Golf Course and equestrian bridle trail provide active park land, thus the neighborhood is not lacking in recreational opportunities.

Chart 14 shows that the projected population increase for the Del Monte Fairways Neighborhood could exceed four times the existing population, growing from 209 persons to 850 persons by the year 2000. This population increase will add park needs to the neighborhood. It is anticipated that the Del Monte Golf Course, equestrian bridle trail and large home sites will continue to provide park land for recreational opportunities in the neighborhood.
5.1 Del Monte Fairways Neighborhood

**POPULATION:** 209 persons

- 82 persons (0-15)
- 108 persons (16-64)
- 19 persons (65+)

**HOUSEHOLDS:** 86

- 75 Single Family
- 11 Multiple Family

= .7% of City

= 1.2% of City

**POP/HOUSEHOLD:** 2.43

**AREA:** 300 acres

**RESIDENTIAL DENSITY:** .28

**AVERAGE FAMILY INCOME:** $33,456

*EXISTS RATIO: ---- (see text)

**PARK NEED: ---- (see text)

**PARK PROVISIONS: ---- (see text)

**PARK SURPLUS/DEFICIT: ---- (see text)

Based on recommended 4 acres of active park land/1,000 population.

**Includes school playgrounds.

Includes the 97.5 acre Del Monte Golf Course.

*Census Tract #132, which includes the Fairways/Fisherman's Flats Community and the unincorporated Agua Alito Road area and Highway 68 Planning Area.
5.2 Josselyn Canyon Neighborhood

The Josselyn Canyon Neighborhood is comprised of 98 acres and is located east of the Del Monte Golf Course in the unincorporated area of Monterey County. This area is included as a neighborhood within this Master Plan due to the presence of City limit lines on three sides of the area's future annexation potential, as identified in the City's current Sphere of Influence Study.

As shown in Chart 33, the Josselyn Canyon Neighborhood has a population of 211 persons. Housed in 105 households, this population yields a ratio of 2.01 persons per household. Chart 32 also shows that housing density is low compared to the City, at 1.07 units/gross acre (City is 3.80 units/gross acre). The average family income is $33,456 annually, which is high compared to the City-wide average.

The Josselyn Canyon Neighborhood is largely a single-family residential neighborhood, with the exception of a convalescent home.

Due to the unincorporated nature of the Josselyn Canyon Neighborhood, there is no municipal park land provided.

Projected population growth could increase from 211 persons to 345 persons by the year 2000; a 200% increase (see Chart 14).

In addition to the lack of municipal park land in this unincorporated area, there are no private commercial recreation facilities (such as golf course, etc.). Residents meet park needs through individual, privately owned horse stables and large home sites. The equestrian bridle trail is adjacent to this neighborhood.
CHART 33
NEIGHBORHOOD PROFILE

5.2 Josselyn Canyon Neighborhood

City-Wide

<table>
<thead>
<tr>
<th>Population:</th>
<th>27,558</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Count</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-15</td>
<td>19,906</td>
</tr>
<tr>
<td>15-64</td>
<td>4,493</td>
</tr>
<tr>
<td>65+</td>
<td>3,159</td>
</tr>
</tbody>
</table>

*1980 Census

<table>
<thead>
<tr>
<th>Households:</th>
<th>City-Wide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>12,096</td>
</tr>
<tr>
<td>Multiple Family</td>
<td>6,058</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pop/Household:</th>
<th>City-Wide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>2.27</td>
</tr>
<tr>
<td>Multiple Family</td>
<td>5.382</td>
</tr>
</tbody>
</table>

| Area: | 98 acres |

<table>
<thead>
<tr>
<th>Residential Density:</th>
<th>City-Wide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>3.80</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Average Family Income:</th>
<th>City-Wide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>$33,456</td>
</tr>
</tbody>
</table>

*Existing Ratio: ---- (see text)

*Park Need: ---- (see text)

**Park Provisions: ---- (see text)

PARK SURPLUS/DEFICIT: ---- (see text)

Based on recommended 4 acres of active park land/1,000 population.

*Includes school playgrounds.

Census Tract #132 which includes the Fairways/Fisherman's Flats Community, and the unincorporated Aguaajito Road area and the Highway 68 Planning Area.
5.3 Deer Flats Neighborhood

The Deer Flats Neighborhood is a fairly recent single-family residential subdivision of land covering 98 acres. With 99 newly built homes as of the 1980 Census, housing density is currently 1.01 units/gross acre, which is low compared to the City-wide density of 3.80 units/gross acre. Low density in the neighborhood is attributable to large home sites.

As shown in Chart 34, the Deer Flats Neighborhood population is 220 persons, yielding 2.47 persons per household, which is slightly higher than the City-wide average of 2.27 persons per household. The average family income is $33,456 annually, which is also higher than the City-wide average ($24,300). These ratios portray a neighborhood of larger home sites and larger more affluent families than the City-wide average.

As shown at the bottom of Chart 34, the active park land per capita ratio is 4.5 acres/1,000 population, which is comparable to the recommended 4 acres/1,000 population of active park land.

The Deer Flats Neighborhood has been designed to include a 1-acre park which has recently been completed. Given the existing population of 220 persons in the neighborhood, the actual park need for active park acreage is .88 acres, thus, a surplus of (+).12 acres of active park land exists at this time.

Projected population growth for the Deer Flats Neighborhood is expected to double as new homes are completed by the year 2000; a 202% increase (see Chart 14). This projected increase will alter the current active park land per capita ratio from 4.5 acres/1,000 population to 2.24 acres/1,000, decreasing the existing surplus of (+).12 acres to a deficit of (-)1.66 acres.
CHART 34
NEIGHBORHOOD PROFILE

5.3 Deer Flats Neighborhood

POPULATION: 220 persons

HOUSEHOLDS: 99
= .8% of City

99 SINGE FAMILY
0 MULTIPLE FAMILY
= 1.4% of City
= 0% of City

POP/HOUSEHOLD: 2.47

AREA: 98 acres

RESIDENTIAL DENSITY: 1.01

AVERAGE FAMILY INCOME: $33,456

*EXISTING RATIO: 4.5 PARK ACRES/1,000 POP.

**PARK NEED:
.88 ACRES

**PARK PROVISIONS:
1.00 ACRES

PARK SURPLUS/DEFICIT: (+) .12 ACRES

*Based on recommended 4 acres of active park land/1,000 population.
**Includes school playgrounds.

'Census Tract #132, which includes the Fairways/Fisherman's Flats Community, and the unincorporated Aguaajito Road area and Highway 68 Planning Area.

City-Wide

POPULATION: 27,550

12,096

6,056

5,055

2.27

5,282

3.80

$24,300
5.4 Fisherman’s Flats Neighborhood

The Fisherman’s Flats Neighborhood is a single-family residential neighborhood located on the far eastern edge of Monterey. The neighborhood is comprised of 110 acres.

As shown in Chart 35, the population in the Fisherman’s Flats Neighborhood is 495 persons. Housed in 201 households, this population yields a ratio of 2.47 persons/household. This ratio slightly exceeds the City-wide average of 2.27 persons/household. The residential density is 1.82 units/gross acre, which is significantly lower than the City-wide average. The average family income is $33,456 annually, which is higher than the City-wide average ($24,300). These ratios portray a neighborhood with larger home sites and larger, more affluent families than the City-wide average.

As shown at the bottom of Chart 35, the current active park land per capita ratio is 9.50 acres/1,000 population for the Fisherman’s Flats Neighborhood, which is more than twice the recommended 4 acres/1,000 population ratio.

The Fisherman’s Flats Neighborhood park is 1.5 acres, and the Foothill School playfields comprise another 3.2 acres of active park land available to neighborhood residents. Based on the current population, active park land need is 1.98 acres, thus a surplus of (+)2.72 acres of active park land exists in the neighborhood.

Chart 14 indicates that the Fisherman’s Flats Neighborhood is already at full buildout, thus no projected population increase is expected by the year 2000.

Opportunities to expand active park land in the Fisherman’s Flats Neighborhood exist between the neighborhood park and the Foothill School fields. A triangular shaped piece of land now separates the two areas. Through opportunity buying, acquisition of the triangular piece of land (3.15 acres) could join the park with the school playfields, creating an excellent example of the “school-park” concept of joint facilities (also discussed in Section 5.2.1 of Chapter III). Acquisition of this 3.15-acre parcel would alter the existing active park land per capita ratio from 9.50 acres/1,000 population to 15.85 acres/1,000 population, which is four times the suggested 4 acres/1,000 population ratio for active park land. Although this opportunity exists within a neighborhood that is not lacking in park land, the development of a “school-park” would create a 7.85-acre park facility which would have a community park effect by its size. This would not only benefit the Fisherman’s Flat Neighborhood but could also benefit other neighborhoods in the area.
CHART 35
NEIGHBORHOOD PROFILE

5.4 Fisherman's Flats

POPULATION: 495 persons

HOUSEHOLDS: 201
= 1.6% of City

153 SINGLE FAMILY
48 MULTIPLE FAMILY

= 2.1% of City = 1% of City

POP/HOUSEHOLD: 2.47

AREA: 110 acres

RESIDENTIAL DENSITY: 1.82

AVERAGE FAMILY INCOME: $33,456

*EXISTING RATIO: 9.50 PARK ACRES/1,000 POP.

**PARK NEED: 1.98 ACRES
**PARK PROVISIONS: 4.70 ACRES

PARK SURPLUS/DEFICIT: (+)2.72 ACRES

@1980 CENSUS

*Based on recommended 4 acres of active park land/1,000 population.
**Includes school playgrounds.

'Census Tract #132, which includes the Fairways/Fisherman's Flats Community, and the unincorporated Agualito Road area and the Highway 68 Planning Area.
LEGEND

STUDY AREA BOUNDARY

CITY LIMIT BOUNDARY

COMMUNITY BOUNDARY

neighborhood BOUNDARY

HIGHWAY 68

1.0 NEW MONTEREY COMMUNITY
1.1 New Monterey Neighborhood
1.2 Cannery Row Neighborhood

2.0 PRESIDIO COMMUNITY

3.0 MONTEREY HEIGHTS COMMUNITY
3.1 Old Town Neighborhood
3.2 Monte Regio Neighborhood
3.3 Hill District Neighborhood *

4.0 CENTRAL COMMUNITY
4.1 Downtown Neighborhood
4.2 Alta Mesa Neighborhood
4.3 Glenwood Circle Neighborhood
4.4 Old Capitol Site
4.5 La Mesa Village Neighborhood
4.6 Naval Postgraduate School
4.7 Oak Grove Neighborhood
4.8 Del Monte Beach Neighborhood

5.0 FAIRWAYS/FISHERMAN'S FLATS COMMUNITY
5.1 Del Monte Fairways Neighborhood
5.2 Josselyn Canyon Neighborhood
5.3 Deer Flats Neighborhood
5.4 Fisherman's Flats Neighborhood

6.0 DEL MONTE GROVE/CASANOVA-OAK KNOLL COMMUNITY
6.1 The Dunes Neighborhood
6.2 Del Monte Grove Neighborhood
6.3 Casanova-Oak Knoll Neighborhood

7.0 HIGHWAY 68 PLANNING AREA
7.1 Terpsey Flats
7.2 Aguajillo
7.3 Monterra
7.4 Laguna Seca Estates
7.5 Ryan Ranch
7.6 Del Monte Research Park

*Hill Districts Include Skyline Forest, Toyon Heights, and Monte Vista areas.

FIGURE 41

PLANNING AREAS

PARKS AND RECREATION
MASTER PLAN

CITY OF MONTEREY PARKS
AND RECREATION DEPARTMENT
6.0 DEL MONTE GROVE/CASANOVA-OAK KNOLL COMMUNITY

The Del Monte Grove/Casanova-Oak Knoll Community is comprised of 408 acres in the eastern portion of Monterey. Within the community are the Dunes Neighborhood (92 acres), the Del Monte Grove Neighborhood (221 acres) and the Casanova-Oak Knoll Neighborhood (95 acres).

As shown in Chart 36, the Del Monte Grove/Casanova-Oak Knoll Community population is 4,909 persons. Housed in 2,495 households, this population yields a 2.07 persons/household ratio. This ratio is slightly lower than the City-wide average and is due in part to the high number of apartments; 59% of the households in the area are apartments, providing 24.3% of the City-wide apartment housing stock. Residential density is 6.11 units/gross acre, which is almost twice the City-wide ratio of 3.80 units/gross acre, and second highest in the City next to New Monterey (see Chart 13). The average family income is $18,715 annually, which is lower than the City-wide average. Second to the average annual family income in the downtown area ($17,915), $18,715 is the lowest City-wide. These ratios portray a community with the highest residential density in the City and lower income families.

As shown at the bottom of Chart 36, a total of 5.30 acres of active park land is provided in the Del Monte Grove/Casanova-Oak Knoll Community, yielding a ratio of 1.07 acres/1,000 population. This ratio is considerably lower than the recommended standard of 4 acres/1,000 population for active park land. Based on the recommended standard, the existing population of 4,909 persons generates a need for 19.63 acres of active park land. Thus, a deficit of 14.33 acres of active park land exists.

The Del Monte Grove/Casanova-Oak Knoll Community can expect a 35% increase in population by the year 2000 (see Chart 14). This projected population growth will alter the existing active park land per capita ratio from 1.07 acres/1,000 population to .80 acres/1,000 population. Projected population growth will also increase the existing park land need from 19.63 acres to 2.64 acres, thereby increasing the deficit from 14.33 acres to 21.1 acres of active park land.

Opportunities to expand park land in the Del Monte Grove/Casanova-Oak Knoll Community, thereby decreasing the park land deficit, exist in several locations. As discussed in Section 6.0 of Chapter III, a potential for joint acquisition of the U.S. Navy Laboratory/Recreation Area exists between the State and the City for community park purposes.

A second area of future park opportunities exists near Laguna Grande Regional Park, where opportunity buying could result in the expansion of the Regional Park on the Monterey side of Laguna Grande Lake (see Section 6.2, Chapter III). A fourth area has been identified at the U.S. Navy Del Monte Lake, where potential joint acquisition efforts between the City and the Regional Park District could incorporate this Lake into the public park system. A fifth area of future park opportunities exists on Del Monte Beach near the Ponderosa site, where public access easements will insure public beach use, should private residential development occur on the site. A sixth area for future public park land exists on the 22 lots of Del Monte Beach, where the State has indicated through policy a desire for public acquisition.

In all, future opportunities to expand park land opportunities could add 132 to 143 acres of park land to the community, 114 acres of which are located on the U.S. Navy Laboratory/Recreation site. This additional park land could alter the existing active park land per capita ratio of 1.07 acres/1,000 population to anywhere within a range of 28 acres/1,000 population to 30 acres/1,000 population, given the current population, and from 20.8 acres/1,000 population to 22.5 acres/1,000 population with the projected population increase by the year 2000.
COMMUNITY PROFILE

CHART 36

6.0 DEL MONTE GROVE/CASANOVA OAK-KNOLL COMMUNITY

POPULATION: 4,909 persons

HOUSEHOLDS: 2,495
= 20.6% of City

1,018 SINGLE FAMILY
= 16.9% of City

1,477 MULTIPLE FAMILY
= 24.4% of City

POP/HOUSEHOLD: 2.07

AREA: 408 acres

RESIDENTIAL DENSITY: 6.11

AVERAGE FAMILY INCOME: $18,715

*EXISTING RATIO: 1.07 PARK ACRES/1,000 POP.

**PARK NEED: 19.63 ACRES
**PARK PROVISIONS: 5.30 ACRES

PARK SURPLUS/DEFICIT: (-)14.33 ACRES

Based on recommended 4 acres of active park land/1,000 population.
**Includes school playgrounds.

City-Wide

POPULATION: 27,553

19,806

12,096

6,038

6,058

5,382

3,80

524,300

@1980 CENSUS
The following three sub-sections (6.1 through 6.3) describe the demographic profiles of the neighborhoods within the Del Monte Grove/Casanova-Oak Knoll Community, providing more specific detail of park land per capita ratios within each neighborhood.

6.1 The Dunes Neighborhood

Located adjacent to Del Monte Beach, the Dunes Neighborhood is a residential subdivision comprised of 92 acres. With a population of 707 persons, the majority of households in the neighborhood are apartments (65%).

As shown in Chart 37, there are 424 households in the Dunes Neighborhood at a density ratio of 4.60 units/gross acre. This ratio is higher than the 3.80 units/gross acre ratio City-wide. Given a population of 707 persons, this neighborhood has a ratio of 2.05 persons/household which is slightly lower than the City-wide average (see Chart 37). The average family income is $18,715 annually, which is lower than the City-wide average.

As shown at the bottom of Chart 37, there is no active municipal park acreage provided for within the Dunes Neighborhood. Based on the 4 acres/1,000 population recommended ratio for active park land needs, this neighborhood has a need for 2.83 acres of active park land. This need is partially met by the presence of 10.9 acres of Del Monte Beach that is owned by the City. Although the Beach is considered passive in nature due to lack of formalized park improvements, the Beach does provide land for active play. Thus, park and recreational opportunities in the Dunes Neighborhood are not lacking.

Chart 14 indicates that the Dunes Neighborhood can expect to see a 74% growth in resident population by the year 2000, increasing from 707 persons to 1,230 persons. This population growth will increase the existing need for active park land from 2.83 acres to 4.92 acres. It is anticipated that the Del Monte Beach will continue to provide some park land area for active recreational use. Potential expansion of the Beach area (22 lots) and formalized park improvements (benches, picnic tables, restrooms) could significantly reduce the existing and projected park land need.
6.1 The Dune Neighborhood

**POPULATION:** 707 persons

**HOUSEHOLDS:** 424 = 3.5 % of City

147 SINGLE FAMILY = 2.4 % of City

277 MULTIPLE FAMILY = 4.6 % of City

**POP/HOUSEHOLD:** 2.05

**AREA:** 92 acres

**RESIDENTIAL DENSITY:** 4.60

**AVERAGE FAMILY INCOME:** $18,715

*EXISTING RATIO: ----- (see text)

*PARK NEED:

**PARK PROVISIONS:

PARK SURPLUS/DEFICIT: ----- (see text)

Based on recommended 4 acres of active park land/1,000 population.

Includes school playgrounds.

'Census Tract +133, which encompasses all of the Del Monte/Oak Knoll Community (i.e., the Dunes, Del Monte Grove and Casanova-Oak Knoll neighborhoods).
6.2 Del Monte Grove Neighborhood

The Del Monte Grove Neighborhood is located in the northeastern portion of Monterey, bordered by Del Monte Lake on the west, and Laguna Grande Lake on the east (see Figure 41). The neighborhood is bisected by Highway One and bordered by commercial uses along Fremont Street and Del Monte Avenue.

As shown in Chart 38, Del Monte Grove has a neighborhood population of 2,692 persons. The number of households is 1,341, the majority of which are apartments (57%). The population per household ratio is 2.14 persons per household, which is slightly lower than the City-wide average. Residential density is 6.06 units/gross acre, which is almost twice the City-wide average. This is attributable to the high number of apartments in the neighborhood. The average family income is $18,715 annually, which is lower than the City-wide average (see Chart 38).

As shown at the bottom of Chart 38, there are 4 acres of active park land provided in the Del Monte Grove Neighborhood. The active park land per capita ratio is 1.49 acres/1,000 population, which is significantly lower than the recommended 4 acres/1,000 population standard. Based on the recommended standard, the existing population yields a need for 10.77 acres of active park land. With 4 acres provided there is a deficit of (-)6.77 acres of active park land in the Del Monte Grove Neighborhood.

As shown in Chart 14, projected population growth is expected to increase 17.9% by the year 2000. This population growth will increase active park land needs from 10.77 acres to 12.70, thereby increasing the deficit from (-)6.77 to (-)8.70 acres, and altering the current 1.49 acres/1,000 population ratio to 1.26 acres/1,000 population.

Opportunities to provide active park land and decrease the existing deficit exist in two locations. Future potential boundaries of the Laguna Grande Regional Park on the Monterey side could add approximately 4.32 acres to the park, and potential joint acquisition of the U.S. Navy Del Monte Lake between the City and the Monterey Peninsula Regional Park District could add approximately 7.00 acres for public use.

In all, opportunities to expand park land in the Del Monte Grove Neighborhood could alter the existing park land per capita ratio from 1.49 acres/1,000 population to 5.89 acres/1,000 population, and could alter the projected population needs to a ratio of 4.82 acres/1,000 population. Thus, future opportunities for park land expansion in this neighborhood could alter the existing and projected deficits to a surplus ranging from (+)4.55 to (+)2.62 acres.
CHART 38
NEIGHBORHOOD PROFILE

6.2 Del Monte Grove Neighborhood

POPULATION: 2,692 persons

HOUSEHOLDS: 1,341
= 11.1 % of City

572 SINGLE FAMILY
= 9.5 % of City

769 MULTIPLE FAMILY
= 12.7 % of City

POP/HOUSEHOLD: 2.14

AREA: 221 acres

RESIDENTIAL DENSITY: 6.06

AVERAGE FAMILY INCOME: $18,715

*EXISTING RATIO: 1.49 PARK ACRES/1,000 POP.

*PARK NEED: 10.77 ACRES

**PARK PROVISIONS: 4.00 ACRES

PARK SURPLUS/DEFICIT: (-)6.77 ACRES

*Based on recommended 4 acres of active park land/1,000 population.

**Includes school playgrounds.

*Census Tract #133, which encompasses all of the Del Monte/Oak-Knoll Community (i.e., the Dunes, Del Monte Grove and Casa Nova-Oak Knoll neighborhoods).

City-Wide

POPULATION: 27,558 @ @

0-15 15-64 65+

12,066

6,058

2,27

5,382

3.80

$24,300

@@ 1980 CENSUS
6.3 Casanova/Oak Knoll Neighborhood

Located in the southeastern portion of Monterey, the Casanova/Oak Knoll Neighborhood is comprised of 95 acres. Boundaries of the neighborhood extend from Highway 68 to the eastern City limit line, and include the U.S. Navy Laboratory/Recreation Area and the State Fairgrounds and Expositions Park. The resident population of the neighborhood is 1,510 persons.

As shown in Chart 39, there are 730 households in the Casanova/Oak Knoll Neighborhood, yielding a ratio of 2.04 persons per household. This ratio is slightly lower than the City-wide average, and is attributable to the high number of apartments in the neighborhood (59% of all households). Residential density is 7.68 units/gross acre, which is twice the City-wide average. The average family income is $18,715 annually, which is lower than the City-wide figure.

As shown at the bottom of Chart 39, active park land per capita ratio is .86 acres/1,000 population, which is significantly less than the recommended 4 acres/1,000 population for active park land. Based on this recommended standard, there is a need for 6.04 acres of active park land in the Casanova/Oak Knoll Neighborhood. The Casanova/Oak Knoll Park provides 1.30 acres of active park land in the neighborhood; thus there is a deficit of (-)4.74 acres of active park land.

Chart 14 indicates that the Casanova/Oak Knoll Neighborhood can expect to see a 48% increase in population by the year 2000, growing from 1,510 persons to 2,196 persons. This projected population growth will increase park needs from 6.04 acres to 8.78 acres, thereby altering the existing deficit from (-)4.74 to (-)7.48 acres. This population increase also alters the existing .86 acres/1,000 population to .59 acres/1,000 population.

Opportunities to increase active park land in the Casanova/Oak Knoll Neighborhood exist on the adjacent airport property which is approximately 16 acres (see Section 6.2 of Chapter III). This opportunity could alter the existing deficit of park land to a surplus and change the current park land per capita ratio from .86 acres/1,000 population to 11.45 acres/1,000 existing population and 7.87 acres/1,000 projected population. An additional opportunity for more park land may exist in areas adjacent to the existing Casanova/Oak Knoll Neighborhood Park, where opportunity buying could result in the expansion of that Park.
6.3 Casanova Oak-Knoll Neighborhood

**Population:** 1,510 persons

- 1,113 persons (ages 0-15)
- 178 persons (ages 16-54)
- 119 persons (ages 55+)

- **Households:** 730
  - Single Family: 299 (5.0% of City)
  - Multiple Family: 431 (7.1% of City)

- **Population per Household:** 2.04

- **Area:** 95 acres

- **Residential Density:** 7.68

- **Average Family Income:** $18,715

*Existing Ratio: .86 Park Acres/1,000 Pop.*

- **Park Need:** 6.04 Acres
- **Park Provision:** 1.30 Acres
- **Park Surplus/Deficit:** (-)4.74 Acres

@@ 1980 Census

"Based on recommended 4 acres of active park land/1,000 population.

"Includes school playgrounds.

'Census Tract #133, which encompasses all of the Del Monte/Oak Knoll Community (i.e., the Dunes, Del Monte Grove, and Casanova-Oak Knoll neighborhoods)."
1.0 NEW MONTEREY COMMUNITY
   1.1 New Monterey Neighborhood
   1.2 Cannery Row Neighborhood

2.0 PRESIDIO COMMUNITY

3.0 MONTEREY HEIGHTS COMMUNITY
   3.1 Old Town Neighborhood
   3.2 Monte Regio Neighborhood
   3.3 Hill District Neighborhood

4.0 CENTRAL COMMUNITY
   4.1 Downtown Neighborhood
   4.2 Alta Mesa Neighborhood
   4.3 Glenwood Circle Neighborhood
   4.4 Old Capitol Site
   4.5 La Mesa Village Neighborhood
   4.6 Naval Postgraduate School
   4.7 Oak Grove Neighborhood
   4.8 Del Monte Beach Neighborhood

5.0 FAIRWAYS/FISHERMAN'S FLATS COMMUNITY
   5.1 Del Monte Fairways Neighborhood
   5.2 Joaquin Canyon Neighborhood
   5.3 Deer Flats Neighborhood
   5.4 Fishermen's Flats Neighborhood

6.0 DEL MONTE GROVE/CASANOVA-OAK KNOLL COMMUNITY
   6.1 The Dunes Neighborhood
   6.2 Del Monte Grove Neighborhood
   6.3 Casanova-Oak Knoll Neighborhood

7.0 HIGHWAY 68 PLANNING AREA
   7.1 Tarpey Flats
   7.2 Aguajito
   7.3 Monterey
   7.4 Laguna Seca Estates
   7.5 Ryan Ranch
   7.6 Del Monte Research Park

*Hill Districts include Skyline Forest, Toyon Heights, and Monte Vista areas.

FIGURE 42
PLANNING AREAS
PARKS AND RECREATION
MASTER PLAN

CITY OF MONTEREY PARKS
AND RECREATION DEPARTMENT
7.0 HIGHWAY 68 PLANNING AREA COMMUNITY

The Highway 68 Planning Area Community is largely unincorporated, stretching eastward from the edge of Monterey to Laguna Seca. The area is predominantly undeveloped and retains the distinctive oak-grassland habitat. As shown in Chart 40, the 1980 Census indicated a population of 1,326 persons in the (+)8,000 acre area, housed in 584 households.

The Highway 68 Planning Area is included within this Master Plan as a community due to its presence within the City's Sphere of Influence.

Municipal park land that is provided in the area includes the 75-acre Ryan Ranch Community Park site and the .92-acre Del Monte Research public park site. Additional park lands available in the area include the privately owned Laguna Seca Golf Course and the two County Regional Parks — Jacks Peak and Laguna Seca. Due to the large land area and lack of residential areas within the City limits, as well as the unincorporated nature of this community, municipal park acreage ratios per capita are not applicable.

The year 2000 socio-economic population forecasts, prepared for the Monterey County Transportation Study in October of 1980, project that the Highway 68 Planning Area will grow to a population of 16,143 persons, housed in an estimated 7,018 households; 2,650 multiple-family and 4,368 single-family. The median family income is projected to be $29,590 annually.

Based on the recommended ratio of 4 acres/1,000 population for active park land, the projected population for the Highway 68 Planning Area could generate a need for 64.57 acres.

Opportunities to provide active park land in the Highway 68 Planning Area exist at the 75-acre Ryan Ranch site. As discussed in Section 7.2 of Chapter III, opportunities may also exist for the development of park land on the school property across from Ryan Ranch, and within areas proposed for residential development as set forth in the adopted Highway 68 Plan.
COMMUNITY PROFILE

CHART 40

7.0 HIGHWAY 68 PLANNING AREA

COUNTY AREA

POULATION: 1,326 persons

not avail.
0-15 16-64 65+

HOUSEHOLDS: 584

= N/A % of City

584
SINGLE FAMILY

= N/A % of City

0
MULTIPLE FAMILY

POP/HOUSEHOLD: 2.27

AREA: ± 8,000 acres

RESIDENTIAL DENSITY: N/A

AVERAGE FAMILY INCOME: $29,500

*EXISTING RATIO: N/A

**PARK NEED:

**PARK PROVISIONS: N/A

75.92 ACRES

@@ 1980 CENSUS

*Based on recommended 4 acres of active park land/1,000 population.
**Includes school playgrounds.

'75-acre Ryan Ranch and .92 Del Monte Research Park site.
CHAPTER V

GOALS, OBJECTIVES, POLICIES AND ACQUISITION AND DEVELOPMENT PRIORITIES
CHAPTER V: GOALS, OBJECTIVES, POLICIES, AND ACQUISITION AND DEVELOPMENT PRIORITIES

1.0—GOALS AND OBJECTIVES

In past years, through the various plans, elements, and policy statements identified in Chapter I of this Master Plan, the City of Monterey has formally adopted a variety of goals and objectives which are related to establishing a park and recreation environment. By reference, these goals, objectives and statements are reviewed and reaffirmed as part of this document. Further, the following goals and objectives which are the product of this document are also proposed for adoption as part of the Parks and Recreation Master Plan for the City of Monterey.

1.1. Goals

The following goals represent a consolidation of the City’s past, present and future aspirations for establishing a park and recreation environment which will enhance the quality of living in the City of Monterey. It is recommended that these goals be formally recognized and adopted in support of the City’s commitment toward the fulfillment of Monterey’s park and recreation needs.

1.1.1. Goal

Acquire and/or reserve land for future parks and recreation open space as a desirable means to shape Monterey’s form and size and to serve the needs of the residents.

1.1.2. Goal

Plan, acquire, design and develop areas and facilities to meet the leisure and aesthetic needs of the residents of the City within reasonable funding capabilities.

1.1.3. Goal

Provide a wide variety of quality leisure activity opportunities for all residents of the City, with emphasis on family, youth, senior citizens, and handicapped persons.

1.1.4. Goal

Ongoing response to special needs dictated by the current trends and changing interests of the citizens of Monterey.

1.1.5. Goal

Provide ongoing efficient and effective design, development, renovation and management of visually aesthetic and functional park areas and facilities.

1.1.6. Goal

Coordination between public and private agencies and community groups in the planning and development of park and recreation programs and facilities.
1.1.7. Goal

Preservation, development, enhancement and interpretation of the cultural, historic and natural resources of the City of Monterey.

1.1.8. Goal

Provide park and recreation areas and facilities throughout the City in accordance with the distribution of population in such manner as to make them conveniently accessible and safe for all residents.

1.2 Objectives

The following objectives are the result of the information and analysis as presented within the text of the Parks and Recreation Master Plan, and are recommended for implementation in order to continue the City’s direction toward meeting the park and recreation needs of its citizens.

1.2.1. Objective

Develop an Urban Forestry Master Plan designed to address the provision of a comprehensive Urban Forestry Program and Street Tree Program in Fiscal Year 1985-86.

1.2.2. Objective

Amend the Tree Removal Ordinance to address both developed and undeveloped private parcels and to respond to safety and liability concerns by Fiscal Year 1985-86.

1.2.3. Objective

Implement a bicycle and hiking trail along the Recreational TrailTransportation Corridor by Fiscal Year 1985-86.

1.2.4. Objective

During Fiscal Year 1985-86 develop criteria so that the proposed hillside hiking trail system can be developed as feasible, via improvements to existing City greenbelts, land leasing and land dedication.

1.2.5. Objective

Develop joint use agreements with the Monterey Peninsula Unified School District and the Monterey Peninsula College regarding the joint use of City, School District and College facilities in Fiscal Year 1985-86.

1.2.6. Objective

Pursue the development of a joint use agreement with the U.S. Military regarding the reciprocal use of City and Federal parks and recreation facilities within Monterey in Fiscal Year 1985-86.
1.2.7. Objective

Pursue the development of a long term lease agreement with the U.S. Army regarding the creation of El Castillo as a local public park facility in Fiscal Year 1985-86.

1.2.8. Objective

Begin negotiations with the U.S. Navy for reciprocal use of Del Monte Lake as a public park facility in Fiscal Year 1985-86.

1.2.9. Objective

Develop a "giftbook" catalog for donations and dedications of park and recreation areas, facilities, memorial symbols and programs in Fiscal Year 1986-87.

1.2.10. Objective

Implement the bicycle path on the Monterey side of Laguna Grande by fiscal year 1986-87.

1.2.11. Objective

On an annual basis create an Action Plan to formulate desired park and recreation projects, as part of the Capital Improvement Program.

1.2.12. Objective

Evaluate, review, and where appropriate, amend the Parks and Recreation Master Plan on an annual basis.

1.2.13. Objective

Identify appropriate community center sites within the Old Town Neighborhood by Fiscal Year 1985-86.

1.2.14. Objective

Retaining bicycle and pedestrian access only, restore the greenbelt area of Iris Canyon between El Dorado and Fremont Streets through the closure of Iris Canyon Road by Fiscal Year 1986-87.
2.0—ACQUISITION AND DEVELOPMENT PRIORITIES

2.1 Recommendations

It is the intent of the Parks and Recreation Master Plan to serve as an informational and policy guide for determining the priority, location, size and types of parks for a comprehensive City-wide park system. In order to accomplish that, these recommendations provide direction and guidance relative to proposed priorities for an acquisition and development program for active park acreage.

The following recommendations are the result of information and analysis as presented within Chapters I, II, III and IV of the Parks and Recreation Master Plan. In order to evaluate priorities for acquisition or development of new park areas, it has been necessary to define local needs as indicated by existing and future park acreage deficiencies. As discussed in Chapter IV of the Master Plan, an appraisal for park acreage need was accomplished through the use of recommended park standards for active, usable park land which relates to acreage needs based on population and existing facilities. It should be noted that the application of such a process may limit sensitivity toward factors other than population and existing facilities. Deficiencies which are identified as a result of the proposed standards undoubtedly provide a substantial base of information which should be used in evaluation of neighborhood and community park needs. There are other factors, however, which should also be considered when developing overall priorities for the acquisition or development of neighborhood and community parks. Trends in household make-up, for example, alter the park and recreation needs to varying degrees.

Today, many members of the post-war “baby boom” generation put off having children until relatively late in life. Now they are giving birth in significant numbers, and the result will be a baby boomlet during the rest of this decade (Newsweek, September 10, 1984). For Monterey, this trend will most likely result in an increase in the number of school age children by 1990.

Concurrent with the anticipated increase in the number of school age children, Monterey may experience significant changes in the household. Today, the number of mothers working outside the home has grown, thereby increasing the need for children’s after school and day care programs. According to the Bureau of Labor Statistics, the number of two-job families in the United States has increased 38% over the past fifteen years. Also, the number of married women with small children who are entering the labor force has increased 250% over the past fifteen years, from 2.5 million to 6.2 million. As a result, two-job families increase park and recreation needs on evenings and weekends during non-working hours.

Of special importance is the increasing number of single mothers with small children entering the labor force; there has been a 450% increase over the past fifteen years (U.S. Bureau of Labor Statistics). This situation accentuates the dependence on after school care and all-day care programs for the children of single working mothers.

For Monterey these changes in household makeup can be seen in some neighborhoods. In the recently developed Deer Flats residential subdivision, for example, high priced homes were originally expected to attract older, perhaps retired couples who were self-supporting. With the increasing trend of two-income families, younger couples with small children are able to afford these homes. Consequently, the City Parks and Recreation Department has had to double the summertime supervision of children’s play activities at the neighborhood park.
Generally speaking, population and household trends, as discussed above, fluctuate with the changing times, requiring a degree of flexibility in the provision of park and recreation services and facilities in response to these trends. Other factors which should also be considered when developing overall priorities for the acquisition and development of neighborhood and community parks include housing densities, proximity to City-wide parks, and land availability. These factors have been discussed throughout the text of the Parks and Recreation Master Plan.

2.1.1. Neighborhood and Community Park Needs

Generally, the provision of neighborhood and community park facilities is considered to be more critical than City-wide parks and special facilities due to the degree of deficiency identified and the availability of suitable sites. The acquisition and improvement of neighborhood parks in existing deficient areas, and the planning and protection of similar park sites in areas of high growth potential are two of the most important activities that must be undertaken in the near future.

The recommendation for prioritizing neighborhood park needs are based upon identified existing and projected deficiencies, the availability of land and a variety of other considerations as discussed throughout this Master Plan. It should be noted that the nature of this Master Plan and the criteria which has been used in the evaluation of these needs is subject to change due to future amendments of land use designations or changes in zoning. If decisions are made which significantly impact existing or future needs, the Parks and Recreation Master Plan should retain enough flexibility to respond to such changes.

The following priorities are recommended in relationship to the City’s General Plan, Local Coastal Program policies, and park needs identified in this Master Plan. As such, it is more appropriate that an actual acquisition and development schedule be included in the annual review of the City’s Capital Improvement Program for implementation.

2.1.1.1. Neighborhood Park Acreage

One of the most important components of a local park system is the neighborhood park. Neighborhood parks are generally intended to serve the open space and recreational needs of the immediate neighborhood, which is usually within walking distance of the park.

Thus, neighborhood areas have the highest priority for acquisition of park acreage due to the identified deficiencies. These areas have the highest priority to satisfy these deficiencies while there is still suitable land available, and where opportunities have been identified for acquisition of developed land. The following priorities are recommended for acquisition and development of neighborhood parks within the City of Monterey.

Priority No. 1 — New Monterey Neighborhood

Recommendation:

a) Acquire the Hilltop School site for park use;

b) Expand the Monterey Community Center park site, connecting it with the Hoffman Street Park site;
c) Reinstate park use of the abandoned Cypress Street site.

The New Monterey Neighborhood has the highest recommended priority for additional park acreage. This is due primarily to an identified existing deficiency of (-)14.25 acres and a projected future deficiency of an additional (-)2.94 acres which equals a combined total of (-)17.19 acre deficiency.

In addition to having the highest acreage deficiency, the New Monterey Neighborhood level of income is 11% below the City average, and the residential density is twice the City average. The New Monterey Neighborhood contains 19% of the City’s housing stock — the highest of all neighborhoods. These factors would also support the need for additional park acreage within this neighborhood.

Because of the existing built-up conditions in the New Monterey Neighborhood, it is recommended that two new park sites be developed through land acquisition and a third park site be reestablished at the City-owned Cypress Street site (abandoned park site). The highest priority for new acquisition is to acquire the abandoned 2.89-acre Hilltop School site, due to its size and unused nature at this time. The second highest priority is to pursue acquisition of the white Victorian house and adjacent parcels next to the Monterey Community Center, through opportunity buying. Acquisition of these parcels would expand the Community Center and connect the Center to the Hoffman Street Park on the other end of the block, thereby maximizing the use of both park sites as one large park covering the entire block.

Priorit No. 2 — Casanova/Oak Knoll Neighborhood

Recommendation:

a) Explore potential park opportunities within the vicinity of the Airport and Portugues Hall.

b) Explore the opportunity for joint acquisition between the City and the State of the U.S. Navy Laboratory/Recreation area for park purposes.

c) Explore additional park opportunities on the 6-acre recreation site at the U.S. Navy Fleet Numerical facility through acquisition, long-term lease options, or other appropriate methods.

d) Through opportunity buying, pursue expansion of the existing Casanova-Oak Knoll neighborhood park.

The Casanova/Oak Knoll Neighborhood has the second highest recommended priority for additional park land. There is an existing deficiency of (-)4.74 acres and a projected future deficiency of an additional (-)2.74 acres which equals a combined total of (-)7.48 acres deficiency. Although this deficiency is less than that identified in the Del Monte Grove Neighborhood, that neighborhood is ranked lower in priority due to the availability of park land in the Laguna Grande Regional Park, located adjacent to the Del Monte Grove Neighborhood.
In addition to park acreage deficiency, the Casanova/Oak Knoll Neighborhood level of income is 23% below the City average, and the residential density is twice the average. High density is due in part to the fact that 59% of the neighborhood’s housing units are apartments. The population over 65 is 3% above the average. These factors also support the need for additional park acreage within this neighborhood.

Available land for possible park acquisition is limited to two areas: the U.S. Navy Laboratory/Recreation Area and at the Fleet Numerical facility. It is recommended that the City support the Airport District’s plan to provide park and recreation facilities on the north side of the Airport.

A second area of potential park land opportunities exists on the U.S. Navy Laboratory/Recreation Area where joint acquisition efforts between the State and City could realize a sizeable park site benefitting not only the local neighborhood, but the City-wide area as well. It is recommended that these efforts be actively pursued. Additional park opportunities could exist at the Fleet Numerical facility, where the existing 6-acre recreation area could be opened up for joint use, acquisition as a public park for neighborhood residents, a long-term lease agreement, or other appropriate method.

A third potential for additional park land should be explored in the vicinity of the existing Casanova/Oak Knoll Neighborhood Park. Through opportunity buying of adjacent parcels, this 1.3-acre park could be expanded to a 2-acre park.

**Priority No. 3 — Del Monte Grove Neighborhood**

Recommendation:

a) Pursue efforts to acquire the block of land adjacent to Laguna Grande Regional Park between Sequoia and Toyon Avenue, fronting Casanova Avenue, if feasible.

b) Through opportunity buying, acquire lands adjacent to Laguna Grande Regional Park (east of Virgin and English Avenues, between Branner and Toyon Avenues only) for park purposes to maximize park enjoyment of the Regional Park area;

c) Pursue joint acquisition efforts between the City and the Regional Park District to acquire the U.S. Navy Del Monte Lake for public park purposes.

d) Explore additional park and recreation opportunities at abandoned school sites in the neighborhood.

The Del Monte Grove Neighborhood has the third highest recommended priority for acquisition of additional park acreage. This is primarily due to an identified existing deficiency of (-)6.77 acres and a projected future deficiency of an additional (-)1.93 acres which equals a combined total of (-)8.70 acres deficiency. Although this deficiency exceeds that of the Casanova/Oak Knoll Neighborhood, Del Monte Grove is ranked third in priority following Casanova/Oak Knoll due to the availability of park facilities within the Laguna Grande.
Regional Park adjacent to the Del Monte Grove Neighborhood. Although only two acres of Laguna Grande’s improved park acreage is within the City limits of Monterey and within the Del Monte Grove Neighborhood, the remaining +22 acres of Laguna Grande Regional Park are also available in close proximity.

In addition to having a park acreage deficiency, the Del Monte Grove Neighborhood level of income is 23% below the City average, and residential density is almost twice the average. High residential density is due in part to the high number of apartments in the neighborhood; 57% of the households are apartments. These factors support the need for additional park acreage within this neighborhood.

Because of the existing built-up conditions in the Del Monte Grove Neighborhood, the provision of future park acreage will require acquisition of land already developed.

The highest priority for acquisition is to acquire the block of land adjacent to Laguna Grande Regional Park between Sequoia and Toyon Avenues, fronting Casanova Street. This block of land has the least amount of existing development on it and could maximize the park resources at Laguna Grande, providing visual and physical access (see Figure 24, Section 6.2., Chapter III).

A second area of acquisition priority would involve those select parcels east of Virgin Avenue and east of English Avenue (between Branner and Toyon Avenues only), where public acquisition through opportunity buying could realize maximum and best use of Laguna Grande Regional Park, thereby providing sufficient park facilities on the Monterey side of the Lake.

A third area of priority acquisition would be the U.S. Navy Del Monte Lake. Joint acquisition between the City and the Regional Park District is recommended, based on the Lake’s park resource potential identified in the Del Monte Avenue Urban Design Study and existing park acreage needs in the neighborhood.

Additional park opportunities could be realized at the inactive Del Monte School site, which has been identified as a possible location for development of park facilities in this Master Plan.

**Priority No. 4 — Old Town Neighborhood**

Recommendation:

a) Pursue acquisition efforts for permanent ownership of all or part of the Larkin School site for public park purposes if feasible;

b) Through opportunity buying, pursue acquisition of an existing building for use as a community center.

This neighborhood, which is immediately adjacent to the downtown area, is recommended as a fourth highest priority for additional park acreage. This is due primarily to an identified existing deficiency of (-)9.80 acres and a projected future deficiency of an additional (-)2.16 acres which equals a combined total of a (-)11.96-acre deficiency.
In addition to acreage deficiency, the Old Town Neighborhood residential density is more than twice the City average, with 11.2% of the City’s housing stock. (Second to New Monterey, the Old Town Neighborhood has the highest number of neighborhood households.) High residential density and a population over 65 that is 5.5% above the City average are factors which also support the need for additional park acreage within this neighborhood.

The deficiency of park acreage is not likely to be mitigated through new park development, due to the lack of available land within the Old Town Neighborhood. The Larkin School Park, owned by the School District, is the playground area of the Larkin School site which is currently maintained and operated by the City as a public park. It is recommended that the City pursue acquisition efforts for permanent ownership of all or part of the Larkin School site for public park purposes if feasible.

It should be noted that the Old Town Neighborhood is actually the second highest park deficient area in the City; however, limited land availability for additional park acreage diminishes any specific opportunities which can be prioritized.

Due to the lack of available land, it is recommended that the City pursue acquisition of an existing building within the neighborhood for use as a community center. Although no such site exists at this time, the selection of available sites through opportunity buying shall be subject to the feasibility and appropriateness of public use.

Priority No. 5 — the Dunes Neighborhood

According to standards, park needs in this neighborhood are not currently satisfied through active park acreage. There is an identified existing deficiency of (-)2.83 acres and a projected future deficiency of an additional (-)2.09 acres which equals a combined total of a (-)4.92 acre deficiency. The existing built-up state of much of the neighborhood limits the possibility of meeting all the active park deficiency identified. However, a provision for the desired need to have BBQ facilities and a grassy play area can be accommodated for through the acquisition of any existing undeveloped lot or lots in the neighborhood.

Although existing active park acreage is lacking, Del Monte Beach does provide open space for residents of the neighborhood. In addition, the two adjacent beach areas (twenty-two lots and edge of Ponderosa site), provide open space. Opportunities to retain these two additional beach areas in permanent open space is being encouraged. Although not ranked as a City acquisition priority, the twenty-two privately owned lots in the dune area adjacent to the existing residential subdivision are being encouraged for open space acquisition by the State Coastal Commission. A public access easement across the beach portion of the Ponderosa site shall be required by the City should development occur on that site.

Priority No. 6 — Oak Grove Neighborhood

Recommended standards specify that active park needs for a neighborhood the size of Oak Grove (1,490 population) equal 5.96 acres (based on the 4 acres per 1,000 population standard). Although active park needs are partially met by the
neighborhood's close proximity to the 24.7-acre City-wide El Estero Park, there is a need to provide an active park facility within the neighborhood.

The existing built-up state of much of the neighborhood limits the possibility of meeting all of the active park deficiency identified. However, the provision of a park area in the neighborhood could be achieved through opportunity buying of any lot or lots which might become available.

Priority No. 7 — Glenwood Circle Neighborhood

According to standards, active park acreage needs in this neighborhood are not currently satisfied, and although the deficiency of (¬)2.51 acres is not likely to be mitigated, due to lack of available land, existing private swimming and recreation facilities within the apartment complexes does satisfy some of the resident needs. Additionally, it is recommended that the City seek an agreement with the adjacent area of Monterey Peninsula College which would enable use of college recreation facilities during non-school hours. This would provide recreation opportunities for the Glenwood Circle residents.

Priority No. 8 — Alta Mesa Neighborhood

According to standards, active park acreage needs in this neighborhood are not currently satisfied. Although a deficiency of (¬).84 acres is identified, the neighborhood's demographic indicators of income, which is 15% above the City average, its residential density which is 78% below the average, and its proximity to greenbelt parks surrounding the area, would tend to lessen the severity of the need for active park acreage.

2.1.1.2. City-Wide Priorities

In order to evaluate priorities of acquisition and development of new park areas, it has been necessary to define local needs as indicated by existing and future park acreage deficiencies within neighborhoods. Thus, neighborhood park acreage priorities in the previous section have been set as the first priorities. City-wide priorities within this section present opportunities to enhance the park and recreation environment for the City as a whole, and on a regional scale as well. A prioritization within this section is not intended to demean their significance but merely to separate the two types of opportunities, reaffirming local neighborhood park needs as the first of the two priorities.

Priority No. 1 — Community Pool/Gymnasium Complex

The development of a community swimming pool and gymnasium complex is a high priority for the citizens of Monterey. The creation of such a complex within the core of the City is desired, so that it is centrally located and easily accessible. It is recommended that a citizens' advisory committee be formed to identify the best possible location for such a facility.

Priority No. 2 — Recreational Trail/Transportation Corridor

Classified as a linear park, the Recreational Trail/Transportation Corridor has the highest opportunity to enhance the City-wide park system through the linking of Monterey's beaches, coastline parks and plazas. In addition, the Trail/Corridor
will provide an important link to the adjoining Cities of Pacific Grove and Seaside as it passes through Monterey. To this end, it is recommended that development of the hiking and bicycle trail along the Trail/Corridor be actively pursued and accomplished in the immediate future.

Priority No. 3 — Presidio Knoll

Designated as a passive, forested greenbelt in both the City General Plan and the Skyline Coastal Plan, the Presidio Knoll presents a significant opportunity to retain the City’s forested backdrop in open space. It is recommended that the City enter into a long-term lease with the U.S. Army to retain the 81-acre forested knoll for passive recreational use, incorporating the knoll into the City’s Hillside Hiking Trail System.

Priority No. 4 — Hillside Hiking Trail System

Development of the Hillside Hiking Trail System will be a significant implementation of the goal to link the City’s greenbelts and park system. It is recommended that the City develop criteria so that the trail system can be developed.

Priority No. 5 — Ryan Ranch

The 75-acre portion of the Ryan Ranch Industrial Park that has been identified for public park use presents an opportunity for the development of a well-planned, self-contained, active park facility affecting Monterey on a City-wide and regional level. There is a perceived lack of sports facilities such as full-size baseball diamonds, tennis and basketball courts and playfields. The development of these types of facilities at Ryan Ranch is desirable. As recommended by the Parks and Recreation Commission, it is recommended that the 75-acre site be expanded to 100 acres with the addition of 25 acres from the City-owned industrial park property.

Priority No. 6 — El Castillo

Recent congressional action provides a long-term lease opportunity to both the City and State for the preservation, enhancement and recognition of this important historical landmark as a local public park facility in Monterey. This opportunity is a priority among the State’s park development efforts and should be jointly pursued by the appropriate City and State agencies through long-term lease arrangements with the U.S. Army or other appropriate methods.

2.1.1.3. Coastal Area

Priority No. 1 — Monterey Bay Waterfront Park

The reestablishment of a continuous, visual park-like setting between El Estero Park and the Monterey Beach waterfront has been a highly desirable City goal since the 1939 General Plan, and it is progressing to reality. The opening up of views to the Monterey Bay will have a dramatic effect for both local residents and regional interests as well. Land acquisition of commercial buildings is 30% complete. It is highly desirable to reach completion of land acquisition efforts by the year 2000. In addition, it is recommended that design criteria be established
as a master plan for the development of the Monterey Bay Waterfront Park, to establish what is envisioned when viewing the Park as it stretches from Wharf No. 2 to Sloat Avenue.

**Priority No. 2 — McAbee Beach**

McAbee Beach has been identified as an important coastal resource in the Cannery Row Local Coastal Program (LCP). The beach provides physical and visual access to the coastline and is a popular skindiving area. The majority of the beach is privately owned up to the high tide line. The LCP allows for visitor-serving commercial development of the area as long as a vertical accessway to the tideland area is retained. It is recommended that McAbee Beach be retained for public open space use through open space acquisition.

**Priority No. 3 — Cannery Row Underwater Park**

The bay waters adjacent to Cannery Row, between the Coast Guard Pier and Aquarium out to the depth of 60 feet, have been identified by the State Underwater Parks Board as a valuable recreation resource for skindiving. Designation of this area as an underwater park would provide enforcement for the preservation of the marine creatures in the area, thereby preserving the scenic beauty of this portion of Monterey Bay.

**Priority No. 4 — San Carlos Beach**

San Carlos Beach has been identified as an important coastal resource in the Cannery Row Local Coastal Program (LCP). The beach provides physical and visual access to the coastline and is a popular skindiving area. The majority of the beach is privately owned up to the high tide line. The LCP allows for visitor-serving commercial development of the area as long as a vertical accessway to the beach is retained, with lateral access required along the beach and bank area. It is recommended that access to San Carlos Beach be retained through the required lateral and vertical accessways as stipulated in the Cannery Row LCP, or other appropriate method.

2.1.1.4. Expansion/Enhancement of Existing Parks

This section identifies park and recreation opportunities on lands which are already City-owned, in park use, or are currently undeveloped. These are opportunities which would enhance the existing p$rk and recreation system.

**Priority No. 1 — 595 Munras Avenue — Texaco Site**

Located in the downtown area, the 595 Munras Avenue parcel has been under City ownership since 1924. The property has been leased to private commercial enterprise over the past years. An opportunity to provide a public park on this parcel has been identified since the early 1960's, through Councilman Carmel Martin, Jr., who suggested that the site become a public park. The site could enhance access to the State Historic Park's Robert Louis Stevenson House, provide public restroom facilities in the downtown area, and add park and open space aesthetics to the downtown entrance. It is recommended that the City pursue the conversion of the commercial use on this parcel to public park use.
Priority No. 2 — Iris Canyon

Opportunity exists to enhance the greenbelt amenities within Iris Canyon through the closing of the roadway between Eldorado and Fremont Street, reverting the area to passive open space. It is recommended that potential impacts to the adjacent greenbelt area (Don Dahvee) and subsequent mitigations be identified prior to pursuit of this opportunity.

Priority No. 3 — Fisherman’s Flats School Park

An undeveloped triangular parcel of land lies between the Fisherman’s Flats Neighborhood Park and the Foothill School playfields. Acquisition of this 3.15-acre area could connect the school and the park, creating a “school-park” facility. This facility is highly desirable in that it maximizes the use and potential of both the school and the park.

Priority No. 4 — Del Monte Research Park Site

Development of the .92-acre park site within the Del Monte Research area could provide recreational opportunities for employees during the lunch hour and possibly provide a small park course for joggers in close proximity to the nearby health club. It is recommended that criteria be developed establishing the best use of this park site.

Priority No. 5 — MPUSD School Property

While the City has identified the opportunity to create a City-wide park on Ryan Ranch which will have regional significance, an alternative may be to encourage a partial property exchange with the School District property on the other side of Highway 68, across from the Ryan Ranch, where the District owns 50 acres for future school facility development. Should the School District build a school on that property, a “school park” concept could become a unique opportunity which could benefit all interests concerned. The “school park” concept maximizes the amount of playfields and facilities available to school students as well as park users, particularly since park users tend to reach maximum use of a park facility during summer months, weekends and holidays, when school playfields are not in use. Joint use of both facilities is highly desirable, and may be realized through a possible exchange of property between the City and the School District, with industrial/administrative acreage on Ryan Ranch being incentive for the District. The City should encourage the opportunity a “school park” concept may have for the citizens of Monterey.

Priority No. 6 — San Carlos Beach Park

Development of a passive park area for pedestrian enjoyment is identified within the Cannery Row Local Coastal Program for this site. It is recommended that criteria be developed for implementation of this plaza. Through coordinated efforts between the City and a local architect, a design has recently been adopted for this park site.
Priority No. 7 — Dickman Avenue Pedestrianway

Development of a pedestrianway through the unused portion of Dickman Avenue is encouraged in the Cannery Row Local Coastal Program. It is recommended that criteria be developed for implementation of this pedestrianway.

Priority No. 8 — RV Camping Facility

RV camping facilities within Veteran’s Memorial Park receive heavy use year around with patrons referred to Laguna Seca. Opportunities for additional RV camping facilities may exist at the State Beach property west of the Holiday Inn, limited future opportunities to the rear of the Fairgrounds, sites designated for visitor-serving commercial use, and existing park and beach areas. It is recommended that the City identify specific areas where these opportunities could be developed.

Priority No. 9 — MPUSD Administration Offices/Tennis Courts

Should the School District express an interest in relocating their administrative operations, the City shall explore the park and recreation opportunities the site could provide for the citizens of Monterey.

Priority No. 10 — Walter Colton Tennis Court Area

The opening up of the tennis courts on the upper side of Walter Colton School could enhance recreational opportunities in the Monterey Heights Community. Developed jointly with funds provided by the City, the courts appear to be under utilized at this time. It is recommended that the courts be opened up for public use, through a joint agreement between the City and the School District.

Priority No. 11 — Beach Master Plan

Due to differing ownership patterns along the City’s beachfront, access, maintenance, and development issues often arise. It is recommended that the City develop a master plan for the beach area between Wharf No. 2 and the eastern city limit line to address these issues.

2.1.1.5. Park Expansion/Enhancement Through Private Land Acquisition

This section identifies opportunities for expanded park acreage within communities which do not have identified park acreage deficiency. These are opportunities which would enhance the City park system and involve privately owned land, thereby requiring possible acquisition.

Priority No. 1 — Whispering Pines Park Expansion

The configuration of Whispering Pines Park is such that people entering the park off of Pacific Street pass directly in front of a residential home to enter the park. The lack of a fenced yard and the home’s isolation from other residential development gives the impression that it is part of the Whispering Pines Park facilities. Opportunity buying of the home is an option the City should pursue for expansion of the Whispering Pines Park facilities and land area.
Priority No. 2 — 3.38-Acre Parcel on Holman Highway

Located within the Coastal Zone for Monterey, this parcel has an overlying open space acquisition policy, if feasible, in order to preserve the forested habitat on the property (Skyline LCP Policy 2.1.3.5.). As a reinforcement of that policy, this Master Plan recommends incorporation of the parcel into the City’s greenbelt system through open space acquisition if feasible.
3.0—POLICY STATEMENTS

The goals, objectives and policy statements of the Parks and Recreation Master Plan are interrelated in the respect that they are designed as a means to achieve a comprehensive park and recreation system for the City of Monterey. These policy statements reconfirm and establish specific policy positions for the City. The following statements are hereby adopted and incorporated as part of the Parks and Recreation Master Plan. These policy statements shall guide the Parks and Recreation Department in its quest to satisfy the deficiencies identified within the Master Plan. The policy statements are designed to offer the process by which goals and objectives, as herein established, may be met. These policy statements should be reviewed and reconfirmed in conjunction with the annual review of the Parks and Recreation Master Plan.

Policy Statement A — Acquisition and Development Schedule

Based on recommended priorities as set forth in the Parks and Recreation Master Plan, the City Council, in conjunction with the Parks and Recreation Commission, will annually review the acquisition and development schedule for recommended additional park acreage within neighborhoods prioritized.

Policy A-1 — New Monterey Neighborhood

The City shall strive to decrease the identified park acreage deficiency within the New Monterey Neighborhood through the addition of park sites on existing City-owned property, on abandoned school sites, and on properties where opportunity buying becomes available.

Program A-1a — Hilltop Park Site

Develop a neighborhood park on the recently acquired Hilltop School site, retaining the existing school building as a public use facility available to non-profit groups, and/or community center.

Program A-1b — Cypress Street Park Site (abandoned)

Reinstate active use of the abandoned Cypress Street Park, taking advantage of the gravity afforded by slopes on the property with slides and climbing equipment.

Program A-1c — Monterey Community Center Expansion

Pursue expansion of the Monterey Community Center through opportunity buying of adjacent privately owned parcels to connect the Center with the Hoffman Street Park.
Policy A-2 — Casanova/Oak Knoll Neighborhood

The City shall strive to decrease the identified park acreage deficiency within the Casanova/Oak Knoll Neighborhood through the addition of park sites on undeveloped property and on areas where park opportunities have been identified.

Program A-2a — Portuguese Hall Site

Work with the owners of the Portuguese Hall site to allow use of their facilities for appropriate neighborhood association functions, and possible joint use of their facilities with adjacent neighborhood recreational facilities that might be developed on the Airport District property.

Program A-2b — Airport

Work with the Airport District to develop the recreation area identified in the Airport Master Plan as a community park and recreation facility with access through the Airport District property.

Program A-2c — U.S. Navy Laboratory/Recreation Area

Work with the State Department of Fairs and Expositions for joint acquisition of the U.S. Navy Laboratory/Recreation Area to develop community park and parking facilities to provide recreation opportunities for the Casanova/Oak Knoll residents and to resolve immediate parking needs at the Fairgrounds and Expositions Park.

Program A-2d — Fleet Numerical

Work with the U.S. Navy to develop neighborhood park and recreation facilities on the 6-acre site on Mitcher Street for residents of the Casanova/Oak Knoll neighborhood through acquisition, a long-term lease agreement or other appropriate method.

Program A-2e — Existing Casanova/Oak Knoll Neighborhood Park

Through opportunity buying, work with land owners of parcels adjacent to the Casanova/Oak Knoll Neighborhood Park for expansion of that park.

Policy A-3 — Del Monte Grove Neighborhood

The City shall strive to decrease the identified park acreage deficiency within the Del Monte Grove Neighborhood through the addition of park land on properties where opportunity buying becomes available, at abandoned school sites, and on properties owned by the U.S. Navy.
Program A-3a — Laguna Grande Park Expansion

Work with property owners adjacent to the Laguna Grande Regional Park boundaries to acquire additional land to expand the park boundaries to a suitable size within the Monterey City limits. In addition, encourage expansion of the Laguna Grande JPA to include the area north of Roberts Lake, between the Lake and Highway 1, for commercial recreation use as it relates to the Lake.

Program A-3b — U.S. Navy Del Monte Lake

Work with the Monterey Peninsula Regional Park District for joint acquisition of the U.S. Navy Del Monte Lake, to open up the Lake as a scenic vista and public use area.

Program A-3c — Del Monte School

Encourage park and recreation use of a portion or all of the inactive school property. Possible uses could include a ballpark, gymnasium or community pool.

Policy A-4 — Old Town Neighborhood

The City shall strive to decrease the identified park acreage deficiency within the Old Town Neighborhood through the addition of a community center.

Program A-4a — Larkin School Site

Pursue acquisition efforts for permanent ownership of all or part of the Larkin School site for public park purposes if feasible.

Program A-4b — Community Center Site

Pursue acquisition of an existing building within the neighborhood for use as a community center. The selection of available sites through opportunity buying shall be subject to the feasibility and appropriateness of public use.

Policy A-5 — The Dunes Neighborhood

The City shall strive to provide continued use of the beach area and shall pursue the development of an active neighborhood park through opportunity buying of any existing undeveloped lot or lots which may become available. As indicated by the neighborhood association, amenities in the park could include barbecue facilities, play equipment, and a grassy play area.

Program A-5a — Ponderosa Site Beach Access

Incorporate the required public access easement across the beach portion of the Ponderosa site into the City’s greenbelt system.
Program A-5b — Del Monte Beach 22 Lots

Encourage State acquisition of the 22 undeveloped lots on Del Monte Beach for open space beach use, or achieve partial open space through local efforts.

Policy A-6 — Whispering Pines Park Expansion

The City shall explore land acquisition opportunities within the vicinity of Whispering Pines Park in efforts to expand park capacity and to form a more logical boundary configuration at the park entrance.

Policy A-7 — Oak Grove Neighborhood

The City shall pursue the development of an active neighborhood park through opportunity buying of any existing undeveloped lot or lots which may become available.

Policy Statement B — Recreational Trail/Transportation Corridor

The City shall continue its efforts to develop a regional recreation transportation corridor along the former Southern Pacific Railroad right-of-way.

Program B-1 — Actively pursue the development of a hiking and bicycle trail along the Recreational Trail/Transportation Corridor.

Program B-2 — From the Seaside City limit to the Monterey Depot portion, maintain the Transportation Corridor as a multiple use for bikeway, pedestrian path and regional rail service. From the Monterey Depot to the Monterey Bay Aquarium portion, maintain as a Recreational Trail a hiking and bicycle trail.

Program B-3 — Maximize open space vistas along the Trail from the Coast Guard breakwater to the Seaside City limit.

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Policy Statement C — Monterey Bay Waterfront Park

The City shall actively continue efforts to reestablish a continuous, visual park-like setting between El Estero Park and the Monterey beach waterfront through acquisition of commercial land and buildings along Del Monte Avenue.

Policy C-1 — Design
The City shall pursue the design of a master plan for development of the Monterey Bay Waterfront Park, as it is envisioned from Wharf No. 2 to Sloat Avenue.

Policy C-2 — Access, Safety, Support Facilities
The Monterey Bay Waterfront Park shall provide public access to the beach waterfront area, with public parking and restroom facilities located within reasonable walking distance to the waterfront.

Policy C-3 — City/State Maintenance
The City shall work with the State on a joint maintenance program for the Monterey Bay Waterfront Park and State Beach area, or other appropriate method.

Policy Statement D — Cultural, Historic and Natural Resources
The City shall facilitate, coordinate and act as a catalyst in the preservation, development, enhancement and interpretation of the cultural, historic and natural resources of Monterey.
Policy D-1 — Urban Forestry Programs

The City shall develop an Urban Forestry Master Plan designed to address the provisions of a comprehensive Urban Forestry Program to improve tree vigor, replace dying trees, and to maintain the forested canopy along Monterey's skyline.

Policy D-2 — Street Tree Program

The City shall continue to implement the Street Tree Program to promote and enhance Monterey's aesthetic appeal.

Policy D-3 — Nature Interpretation

The City recognizes the need for the interpretation of unique natural resources in the urban environment and supports this concept.

Policy D-4 — Monterey Historic Center

The City supports the creation of the Monterey Historic Center and the Alan Knight Maritime Museum and the State Department of Parks and Recreation for the historic interpretation, information and education of Monterey's past.

Policy D-5 — Presidio Knoll

The City shall encourage preservation and enhancement of the 81-acre forested Presidio Knoll through long-term lease arrangements with the U.S. Army or other appropriate methods.

Program D-5a — Presidio Knoll Access

Work with the U.S. Army to formalize the existing pedestrian access points to the Presidio Knoll Nature Preserve Area. These existing pedestrian points are located at Veteran's Memorial Park, Rifle Range Road, and Devisadero Street. Should fencing of the area be a requirement of the long-term lease of Presidio Knoll, these pedestrian access points should be accommodated through pedestrian gates into the area at Veteran's Memorial Park and from Rifle Range Road.
Policy D-6 — El Castillo

The City recognizes the historical significance of El Castillo at the U.S. Army Presidio, and working with the State, shall encourage the preservation, enhancement and recognition of this historical landmark as a local public park facility in Monterey through long-term lease arrangements with the U.S. Army or other appropriate methods.

Policy D-7 — Open Space Preservation

Within the vicinity of the Huckleberry Hill habitat area, the City shall encourage open space acquisition of privately owned parcels where feasible, to preserve the forested habitat area, incorporating these acquisitions into the City's greenbelt system.

Policy D-8 — Cannery Row Open Space Vistas

Increase open space vistas on Cannery Row as part of the Land Use Plan evaluation process by the Planning Commission and City Council.

Policy D-8a — Maximize park use and open space vistas in the Cannery Row coastal area (between the Recreation Trail and bay waters, from the Aquarium to the Coast Guard breakwater).

Policy D-9 — Cannery Row Underwater Park

The City recognizes the scenic beauty of the Monterey Bay waters off Cannery Row between the Coast Guard pier and Aquarium out to a depth of 60 feet, and supports the State Underwater Parks Board recommendation to designate these waters as an underwater park. The following programs are intended to facilitate access to beach areas of this underwater park.

Policy D-9a — McAbee Beach

The City shall explore the feasibility of open space acquisition of the beach area referred to as McAbee Beach and a portion of the adjacent parking area in efforts to retain visual and physical access to this coastal resource and preserve it in its natural state.

Policy D-9b — San Carlos Beach

The City shall retain public access to San Carlos Beach through the lateral and vertical access required by the Cannery Row LCP or other appropriate methods.
Policy D-10 — Iris Canyon

The City recognizes and supports the opportunity which exists to enhance the greenbelt amenities within Iris Canyon through the closing of the roadway between Eldorado and Fremont Streets.

Policy D-11 — Community Performing Arts Center

The City shall support the development of a Performing Arts Center on the City-owned land designated for that purpose in the downtown area.

Policy Statement E — Commercial Recreation Facilities

Commercial recreation facilities are important in meeting the recreation needs of local residents. Raquetball and health clubs, RV parks, theaters, commercial fishing and boating concessions, and golf courses are examples of commercial recreation facilities available to Monterey residents. The City shall encourage the development of such facilities to supplement publicly provided facilities.

Policy Statement F — Supportive Legislation

Participate in identifying, drafting, supporting or opposing of local, state and federal legislation relating to the functions and purposes of the City of Monterey and the Parks and Recreation Department.

Policy Statement G — Funding Sources

The City shall continue to pursue outside sources of funding, e.g. State and Federal recreation and park area and facility grants. In this respect, the City shall support the enactment of state and federal legislation that would establish park and recreation acquisition and development funds that could benefit the citizens of Monterey.

Program G-1 — Explore the use of the Mary Jacks Thomas Trust Fund as a possible source of funding for a community/City-wide park.

Policy Statement H — Safety in Design and Development

The City recognizes the need for safety in the design and development of park areas and facilities and, as such, will actively promote and support federal, state and local safety standards relating to the design and development of park areas, recreation facilities, play equipment, plant materials, and other appropriate development features.

Policy Statement I — Non-Profit Groups

The City shall act as a catalyst in coordinating the efforts of public and private agencies and community groups in the planning and development of park and recreation programs and facilities.
Policy Statement J — City-wide Park

The City shall develop a 75-100 acre park facility on a City-wide and regional scale, possibly at the 75-acre Ryan Ranch site or “land banking” Ryan Ranch for exchange bargaining negotiations should another more appropriate site be found.

Program J-1 — Provide facilities for organized indoor and outdoor sports activities to possibly include but not be limited to the following: gymnasium, outdoor baseball diamond (league standards), playfields, and community pool.

Program J-2 — Provide park and recreation facilities to include but not be limited to picnic areas, barbecue facilities and hiking trails.

Policy Statement K — School/Park Concept

The City shall encourage the joint use of school and park facilities wherever possible, in efforts to maximize use of those facilities year round.

Policy K-1 — Fisherman’s Flats/Foothill School Park

The City shall encourage the development of the “school/park” concept in the vicinity of Foothill School and Fisherman’s Flats Neighborhood Park through land acquisition efforts where feasible.

Policy K-2 — MPUSD Property

The City shall explore the possibility of exchanging school property on Highway 68 for property on Ryan Ranch, to encourage development of a “School/Park” on MPUSD land.

Policy Statement L — Pedestrian Trail System

The City shall encourage the development of pedestrian trails on hillsides and other open space areas as part of the regional trail system or as links between major greenbelt and recreation areas.

Policy L-1 — Hillside Hiking Trail

Develop the proposed Hillside Hiking Trail through the Monterey Heights Community, incorporating the existing trail system on the Presidio Knoll.

Policy L-2 — City-wide Trail System

Encourage development of the proposed City-wide trail system.

Policy Statement M — City-wide Bicycle Route System

The City shall encourage development of the proposed City-wide Bicycle Route System to link major activity centers and points of destination (schools, libraries, parks, employment centers, and historic sites), and encourage safety measures through public awareness of bicycling laws, proper signing of bike routes, and bicycle safety programs.
Policy Statement N — Recreational Vehicle Camping (RV)

The City shall continue to provide RV camping facilities at Veteran’s Memorial Park, referring overflow patrons to the RV sites provided for at Laguna Seca Regional Park. The City shall encourage additional RV parks in the City of Monterey through public efforts and private enterprise. Possible sites include vacant parcels designated for visitor-serving commercial land use, existing parks, beach areas, and other appropriate locations.

Program N-1 — State Beach Site

Work with the State Department of Parks and Recreation to develop RV camping facilities in the vicinity of the State Beach property west of the Monterey Holiday Inn.

Program N-2 — State Fairgrounds and Exposition Park

Continue to support the RV camping activities occurring at the State Fairgrounds and Expositions Park.

Program N-3 — U.S. Navy Laboratory/Recreation Area

Encourage the development of limited RV camping activities within the potential joint acquisition opportunity on the U.S. Navy property to the rear of the Fairgrounds.

Program N-4 — Laguna Grande Regional Park

Work with the JPA to explore the feasibility of developing an RV park at the eastern end of the Regional Park at the end of Kolb Street.

Policy Statement O — Overnight Camping

The City shall continue to provide supervised overnight camping opportunities.

Policy O-1 — Veteran’s Memorial Park

The City shall continue to provide overnight tent camping opportunities at Veteran’s Memorial Park.

Policy O-2 — Overnight Group Camping

The City shall explore development opportunities to provide a permanent facility for organized group camping programs.
Policy Statement P — Community Pool and Gymnasium Complex

The City recognizes the need for a community pool of adequate size to meet the needs of youth, senior and family swimming interests. In addition, the City recognizes the need for a community gymnasium to meet the needs of indoor sports and recreation programs. Thus, the City supports the creation of a community pool and gymnasium complex somewhere in the core area of Monterey. Such a complex could achieve its best and highest use with pool and gymnasium support facilities combined (i.e., showering, restroom and changing areas). The following are suggested sites for consideration.

Program P-1 — El Estero Site

Explore the potential development of an indoor/outdoor community pool and gymnasium facility in the vicinity of the El Estero ballpark, ensuring that ballpark facilities are replaced at a future City-wide/Regional Park.

Program P-2 — City-wide Park

Explore the potential development of an indoor/outdoor community pool and gymnasium facility within a City-wide/Regional Park facility.

Program P-3 — Del Monte School Site

Explore the feasibility of development of an indoor/outdoor community pool and gymnasium facility on the abandoned school site.

Program P-4 — U.S. Navy Laboratory/Recreation Area Site

Explore the potential opportunity to develop an indoor/outdoor community pool and gymnasium facility on the U.S. Navy property to the rear of the State Fairgrounds and Expositions Park, concurrently with joint acquisition efforts of that property between the State and City.

Policy Statement Q — Downtown Park Public Restroom Facilities

The City shall encourage the development of a public park with restroom facilities in the downtown area.
**Program Q-1 — City-owned Munras Avenue Property**

Revert leased commercial activities on the 595 Munras Avenue site to public park use.

**Policy Statement R — MPUSD Administrative Offices/Tennis Courts**

Should the School District express an interest in relocating their administrative operations from the Pacific Street site, the City shall explore the park and recreation opportunities the site could provide for the citizens of Monterey.

**Policy Statement S — New Development**

The City recognizes the need to provide neighborhood parks and recreation areas and facilities in conjunction with populations generated by new development, and that the provision of those neighborhood areas and facilities should be the primary responsibility of the developer, and that the developer should also be responsible for satisfying a prorated share of service area and City-wide park deficiencies. To accomplish this, the City Council recognizes and confirms the following:

**Policy S-1 —** The City shall establish acquisition and development standards and shall require residential developers to accept the responsibility for the provision of park and recreation areas and facilities pursuant to those standards. The developers’ responsibility shall be met by way of the following:

**Program S-1a** — Through the Park and Recreation Park Dedication Fee, as set forth by City Ordinance No. 2556 C.S. adopted January 3, 1984, and as required through the “Quimby Act” Ordinance in Government Code s66577.

**Program S-1b** — Through a Subdivision Area and Facility Formula that credits a developer for providing City-approved neighborhood developments that satisfy park and recreation facility deficiencies identified in the Park and Recreation Master Plan.

**Policy S-2** — The City recognizes that the linear circulation/park system, including hillside hiking trails, is a valuable and appropriate recreation system in and of itself.

**Policy S-3** — Hiking trails and bike paths shall be provided as a condition of development wherever feasible to provide connections with a designated linear circulation/park system trail, including the hillside area. In addition, a proposed trail system shall be designated, and appropriate dedication and improvement to create same shall be required.

**Policy Statement T — Regional Park Facilities**

Should the County-owned and operated Jacks Peak Regional Park become available in future years, the City shall explore the park and recreation potentials this Park could provide for Monterey.

**Policy Statement U — Federal and State Park Facilities**

The City shall encourage the reciprocal use of City, Federal and State park facilities where appropriate and feasible, to maximize park and recreation opportunities for the citizens of Monterey.
Policy Statement V — Beach Master Plan

The City shall develop a master plan for the beach area between Wharf No. 2 and the eastern City limit line, to address access, maintenance and development issues.
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APPENDIX A

RELATIONSHIP TO OTHER PLANS AND POLICIES
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RELATIONSHIP TO OTHER PLANS AND POLICIES

A-1 The City of Monterey General Plan

A-1.1. Urban Design Overview Element

The components of this element recognize and set forth policies to preserve the visual appeal of Monterey in its unique physical form. The wooded skyline, foothills and canyons make Monterey a special place.

Most of our neighborhoods sit on various gently sloping mesas and are defined by and insulated from other neighborhoods by wooded canyons. These canyons are wonderful natural barriers which limit neighborhood size and allow maximum diversity between neighborhoods. The inter-connecting system which links the wooded canyons together is vital to the natural drainage and wildlife habitat, as well as to the scenic forested vista the wooded canyons provide.

Policy 6: Respect the canyons, keep them and their vegetation intact throughout their length.

Policy 7: Integrate Hartnell Gulch to the community with a pedestrian path.

The Monterey Bay waters’ edge is a particularly important natural feature of Monterey because of the broad range of activities it supports. In order to maximize public use and enjoyment, the following City policies improve vistas and access, clean up beaches, protect remaining sand dunes, expose the natural rocky shoreline character, protect the harbor from future infilling of any kind, and screen or otherwise soften the intrusion of automobiles.

Policy 22: On Del Monte Beach, recapture sand dunes as natural attractions.

Policy 23: Improve public access to Del Monte Beach.

Policy 24: Preserve all beaches.

Policy 26: Complete the refurbishing along the waters’ edge at Shoreline Park.

The linkage and continuity of our space network, preservation of our natural waterways, and use of native plant species will all help enhance and preserve the wildlife habitats found in Monterey.

Policy 39: Avoid isolated islands of open space by encouraging natural open spaces that interconnect and form corridors.

The City’s temperate climate combined with relatively short physical distances within most neighborhoods and commercial areas in Monterey make walking a realistic and enjoyable method of transportation. By encouraging pedestrian circulation, auto and bus impacts can be minimized especially in crowded high-use areas.
Policy 45: Encourage pedestrian, cyclist, and possible people movers along the former Southern Pacific Railroad right-of-way that are safe and compatible.

Policy 21: From the Seaside City limit to the Monterey Depot portion, maintain the Southern Pacific right-of-way as a multiple use for bikeway, pedestrian path and regional rail service. From the Monterey Depot to the Monterey Bay Aquarium portion, maintain as a recreation trail with possible addition of a people mover in line with the Monterey Penninsula Recreational Trail Joint Powers Agency Agreement Design for scenic and historical backgrounds.

Scenic open space in our urban parks should be kept as natural features, but also should encourage people uses. High intensity recreational use should be in flat areas, not in wooded sloping areas.

Policy 46: At Lake El Estero, encourage people uses.

Policy 47: At Lake El Estero, discourage proliferation of surface parking and other hard-surfaced man-made improvements.

Policy 48: Upgrade maintenance program including dredging and irrigation.

Policy 50: Maintain the quarry (adjacent to Veteran’s Memorial Park) as park and open space.

Policy 51: At Lake El Estero, between Camino Aguajito Road and Camino El Estero Road, open up the vista north to the Bay, across Del Monte Avenue, by removing buildings and parking areas.

Policy 52: For the Wharf and Cannery Row areas, maintain vistas in accordance with the Local Coastal Plan (LCP) and the Wharf Master Plan.

Policy 53: Open up the vista of Del Monte Lake from Del Monte Avenue, at the Naval Postgraduate School.

Policy 54: As seen from the freeway, respect the view of the bay, the dunes, Laguna Grande and Roberts Lake.

To tie the natural wooded canyons and greenbelt areas together throughout the City, landscaping should be consistent and compatible. For example, the motel side of Munras Avenue should have trees across from Don Dahvee Park to tie together the entire street into a framework of consistent landscaping to form a forested corridor for a park-like setting.

Policy 65: Use landscaping for framing vistas.

Policy 66: Favor native species.

Future park and recreational opportunities in the City of Monterey are also addressed in this element.

Policy 99: At the U.S. Navy Golf Course, behind the Monterey County Fairgrounds, potential joint development of public park and recreation facilities and uses should be explored with the Fairgrounds.
Policy 102: Preserve all of the hilltop area and forested skyline on the Presidio for open space and passive park uses since the forest is one of the most pristine, natural woods on the Peninsula.

A-1.2. Environmental Resource Management Element

Protection of open space lands within the City of Monterey is addressed within this element.

Policy 11: Protect open space lands and important natural areas within the City.

The intent of this Policy is to meet the recreational, social, safety and environmental needs of the community by protecting remaining open lands. Lands to be considered include scenic areas, significant landforms, ridge lines, wildlife habitats, watersheds, floodplanes and recreational areas.

Program 11A: Develop a long-range program to integrate existing and proposed greenbelt areas.

Important open space lands should be identified. These areas should be protected through regulations and tied in with existing parks and open lands with trails where appropriate. Greenbelts also could protect animals' migratory corridors such as along ridge lines, canyons and drainage courses.

Program 11B: Preserve the creek drainage system in its natural state where feasible, incorporating pathways.

Program 11C: Consider development of an urban forestry program to maintain and improve tree vigor and to replace dying trees.

The City's urban forest resources enhance the natural beauty of Monterey. A program to assess the City's forests, their conditions, and measure for future protection, should be explored in order to insure the future vitality of these resources.

Program 11D: Promote residential developments that retain natural features and provide usable open lands.

Program 11E: Require development of pedestrian and equestrian trails in hillside developments that are part of the regional trail system.

The City adopted a bikeways plan in 1974 and has constructed a number of recommended bike routes since that time. A City-wide system of bike routes connecting all major activity areas in the City has not been completed.

Policy 5: The City should develop and encourage bicycle and pedestrian routes as alternatives to the automobile.

Program 5A: Implementation of a City-wide bikeway system should be given high priority in the City's Capital Improvement Program.

Program 5B: The proposed Monterey Peninsula Recreational Trail along the Southern Pacific right-of-way should be developed as soon as possible.
Program 5C: Separated bikeway and pedestrian systems should be designed into all new roadways and major improvements of existing roadways where feasible and in conformance with the City's General Plan and area plans.

A-1.3 Public Facilities Element

The public facilities described in this element are the physical features, buildings, land and equipment of governmental and other institutions operated for the general public. The major public facilities are: Parks and Recreation, Police and Fire, Schools, Military, Cultural, Hospitals, Harbor and Sewage Treatment.

The following City goals should provide direction for more specific policies, programs and standards addressing City public facility issues.

A. Insure that resources to improve and maintain public facilities go to the areas of the City with the greatest need.

B. Coordinate the planning for public facilities with Federal, State and County agencies in Monterey Peninsula cities.

C. Provide adequate neighborhood parks in all areas of Monterey.

D. Provide park and recreational facilities to meet the leisure time pursuits and recreation needs of all income and age groups in the City.

E. Encourage the maximum use of public school facilities by the community to insure that they become cultural and social activity centers for all age groups.

Policy 4: Reserve adequate space in new development for schools, parks, playgrounds, bikeways, community centers, libraries, fire stations and other public facilities.

Within the public facilities element, parks and recreation services are addressed in detail. Six local and state agencies provide park and recreation services in the City area: the City Parks and Recreation Department, the Monterey Peninsula Regional Park District, Monterey County Parks Department, State Department of Parks and Recreation, local schools and the State Department of Fairs and Expositions. In addition, the military also provides park and recreation services on their facilities.

Policy 6: Attempt to acquire land for a community park of sufficient size to meet the City's need for facilities for organized sports.

Program 6A: Continue the efforts to acquire and develop a 75 to 100 acre community park site on Ryan Ranch or in other suitable location.

Policy 7: Insure that new private residential development adequately contributes toward meeting the parks and recreation needs it creates.

Program 7A: Encourage residential developments to meet a portion of their recreational needs on site.

Program 7B: Keep the park and recreation dedication or fee ordinance current and related to land costs in the City planning area.
Policy 8: Work with the U.S. Army on the possible joint planning, development and use of recreational facilities at the Presidio of Monterey.

Policy 9: Centrally locate parks and recreation facilities with respect to residential neighborhoods and school facilities to permit joint use of recreational facilities within a community center concept.

Policy 10: Work with the Monterey Peninsula Unified School District to keep school recreational facilities in use to the extent possible after schools are closed because of declining enrollments.

Program 10A: Work with the District to make school sites available to help meet the acute park and recreation needs in the New Monterey Neighborhood.

Program 10B: If the School District moves its administrative offices to a close elementary school site, work with the District to expand the recreational facilities at Monterey High School.

Policy 11: Work with the State Department of Fairs and Expositions and Fair Management to resolve immediate parking needs and future Fairgrounds’ requirements for potential development and to insure compatibility with surrounding residential and commercial neighborhoods and other public concerns.

3.1.4: Social Element

The Social Element addresses services related to health, education, recreation, leisure, transportation, housing and employment. Social services are also often described in terms of client groups, youth, handicapped, elderly and minorities.

The Social Element of the City's General Plan identifies the fact that the school age population in the City has dropped from 24 percent in 1970 to 14 percent in 1980. As a result of this population shift, the School District closed two elementary schools and one day care facility in Monterey in 1982. The percentage of the population over 65 increased from eight percent to 11 percent during 1970 to 1980. The percentage of the population over 65 is now nine percent in the County and 10 percent in the State.

During the last of 1977 and early in 1978, the City of Monterey conducted a social needs assessment study. The results of this study have been incorporated into the Social Element of the General Plan. With respect to recreation needs, there is a perceived lack of things to do for young people, especially problem youth and older teenagers. There is an expressed desire for more outdoor recreational facilities, such as a public swimming pool, and areas near the City which can be used for overnight camping by large groups.

The following social goals are in response to the needs addressed above.

Goal 1: With respect to recreation, the goal is to have adequate opportunities and facilities for residents of all ages and both sexes.

Goal 2: For senior citizens, a goal to have the adequate services and opportunities to meet the special needs of Monterey’s elderly residents.
Goal 3: For youth in the City, a supportive community environment conducive to the development of Monterey's youth into productive, socially adjusted citizens is desirable.

The policies and programs in the Social Element are an attempt to respond to the social needs and concerns identified.

**Policy 18:** Special consideration should be given to the recreation needs of the handicapped.

**Program 18A:** Provide programs for the handicapped and adapt existing programs to the needs of the handicapped whenever possible.

**Policy 19:** Encourage the continuance of existing programs and the development of new programs that meet the basic needs of elderly residents on fixed incomes (e.g., food, transportation, recreation and housing).

**Policy 21:** Encourage public and private agencies to provide recreational opportunities that enable young people to make constructive use of their leisure time.

**A-1.5 Transportation Elements**

Within the transportation element, bicycle and pedestrian routes are discussed.

**Policy 1:** The City should develop and encourage the use of bicycle and pedestrian routes as alternatives to the automobile.

**Program 1A:** Give high priority in the City's Capital Improvement Program to implementation of a City-wide bikeway system.

**Program 1B:** Design separated bikeway and pedestrian systems to all new roadways and major improvements of existing roadways where feasible and in conformance with the City's General Plan and area plans.

**Policy 2:** Provide bicycle and pedestrian paths in scenic areas.

**Policy 3:** Establish a City-wide system of bikeways between major activity centers and points of destination such as schools, libraries, parks, employment centers and historical sites.

**Policy 6:** A system of pedestrian and horse trails should be developed and implemented where appropriate.

**Policy 6A:** Encourage the development of pedestrian and horse trails in hillside and other open space areas as part of the regional trail system or as links between major greenbelt and recreation areas.

**Policy 7:** Encourage the development of pedestrian paths from residential areas into the commercial, school and recreational areas.

**Policy 8:** Monterey, in cooperation with other Peninsula Cities, should continue its efforts to develop a regional recreational trail for bicyclists and pedestrians.

**Policy 8A:** Connect the regional recreational trail by branch trails to parks and greenbelts throughout the Peninsula.
A-1.6 Land Use Elements

A land use element is primarily a summary of land use implications of the goals, policies and programs in the other elements of the Monterey General Plan. The land use plan is divided into five land use categories: Residential, Public/Semi-public, Parks, Recreation and Open Space, Industrial, and Commercial. The plan also indicates a location of park sites, public schools, and hospitals. The Parks, Recreation and Open Space land use category applies to all parks and recreation facilities such as neighborhood, community, and county parks, community centers, and greenbelt and other open space areas. The major land use policies pertaining to parks, recreation and open space, which are indicated by the land use plan are as follows:

No. 6: Further development of the City's greenbelt and pedestrian pathway system is encouraged to separate and penetrate into neighborhoods and to provide a link between parks and recreational facilities.

No. 7: The area around the north side of Del Monte Avenue, between Camino El Estero and Camino Aguijito, is recommended for eventual conversion to a greenbelt area which would extend the park-like character of El Estero out to re-establish its historic connection with the Bay. This will provide visual, pedestrian and vehicular access to Monterey's most scenic beach areas.

No. 8: Six major new or expanded park and recreation facilities are recommended for development: (A) Continued development of Laguna Grande and Roberts Lake Regional Park. (B) The proposed 75 to 100 acre community park on the Ryan Ranch. (C) The State and City beach areas from the Holiday Inn to Wharf No. 2. (D.) A neighborhood park on the Old Capital Site. (E) An expanded neighborhood park between the existing small park and Foothill School in the Fisherman's Flats subdivision. (F) Development of the old quarry site adjacent to Colton Junior High School as a park. (G) Potential joint development of public park and recreation facilities and uses should be explored with the Fairgrounds.

No. 9: A regional recreational trail which will pass through the City from Seaside to Pacific Grove along the former Southern Pacific Railroad right-of-way is recommended for development.

A-2 Monterey Peninsula Regional Park District Master Plan

The Monterey Regional Park District comprises 3,169 acres, encompassing the entire Monterey Peninsula region as well as the Los Padres National Forest portion of Monterey County. The primary responsibility and role of the Monterey Regional Park District is to acquire for preservation and/or use in perpetuity the maximum amount of park and open space areas in the District for public benefit and enjoyment within the financial capability of the District. To this end, it is the District's intention to operate in accordance with the following policy guidelines.

A: Open space areas acquired for public use shall be available for unstructured passive activity at a level compatible with the carrying capacity and best use of the area as determined by the Board. Any development of land acquired for more active park use shall be consistent with the objective of protecting and preserving the natural character of the land.

B: The District is to assist and supplement the efforts of the Federal, State, County and local jurisdictions in their recreational, park and open space programs.
C: The District is to encourage the State to take the leadership and the acquisition and preservation of the prime coastal lands, however, where feasible, the District should consider acquisition of scenic coastal land in accordance with the general policy stated herein.

D: The District is to utilize existing legislation and encourage new legislation to assist in financing the acquisition of park and open space areas (i.e., bedroom tax and real estate transfer tax).

E: The District shall actively seek and encourage public communication and involvement in the operation of the District in planning for the acquisition and future use of park and open space areas.

F: When land is acquired for active park use, the District may enter in agreements with State or local jurisdictions for their development, maintenance and operations of an area. Any agreement shall reserve to the District control of the character and degree of development and management of the area.

G: The District shall encourage and promote cooperation and participation in open space land use planning and preservation by State, County and local agencies, organizations and individuals by the following:

1) Participate in the formulation of open space plans (i.e., Monterey Peninsula area plan, Coastal Zone Plan and the AMBAG Open Space Plan) to preserve the unique scenic quality of the area and encourage the implementation of the open space elements contained in those plans.

2) Encourage County and local government to adopt and enforce regulations (i.e., zoning and subdivision ordinances, etc.) to preserve, maintain and enhance the beauty and natural character of the Monterey Peninsula.

3) Review and comment, where appropriate, on environmental impact reports for pending projects that may have a significant adverse effect on the environment and encourage the dedication to the public of development rights, park land, open space and recreational trails.

4) Develop a long-range park and open space plan which will periodically be subject to review and modification by the Board of Directors only after public hearings.

In the City of Monterey, the Park District has been involved with the acquisition and development of Laguna Grande as a regional park, working with the Cities of Seaside and Monterey. Today, this park contains both neighborhood and regional park facilities. The District has also been involved with the acquisition and development of the Southern Pacific right-of-way as a recreational transportation corridor, and in the acquisition of the Del Rey Oaks frog pond as a natural preserve.

A-3 City of Monterey Local Coastal Program

The City's Local Coastal Program (LCP) addresses the Shoreline access, recreation and visitor-serving facilities within the City's coastal zone. The City has prepared a Local Coastal Program in response to the California Coastal Act of 1976 which mandates the protection, enhancement and provision of recreational opportunities and the provision of visitor-serving
facilities along the Coastal Zone of Monterey. The following sections of the California Coastal Act of 1976 pertain to these provisions.

Section 30212.5: Whenever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against impacts, social and otherwise, of overcrowding or overuse by the public in any single area.

Section 30213: Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30220: Coastal areas suited for water-oriented recreational activities that cannot readily be provided in inland water areas shall be protected for such uses.

Section 30221: Oceanfront lands suitable for recreational uses shall be protected for recreational use and development, unless present and foreseeable future demand for public or commercial recreational activities, that can be accommodated on the property, is already adequately provided for in the area.

Section 30222: The use of private lands suitable for visitor-serving, commercial recreation facilities designed to enhance public opportunities for coastal recreation shall have priority over private, residential, general industrial or general commercial development, but not over agriculture or coastal dependent industries.

Section 30223: Upland areas necessary to support coastal recreational uses shall be reserved for such uses where feasible.

Section 30250 C: Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

For the purposes of preparing land use plans for the five segments of the City’s coastal zone area, the following definitions are provided in the Coastal Commission’s LCP Manual:

“Visitor-serving facilities” means public and private developments that provide accommodations, food and services including hotels, motels, campgrounds, restaurants and commercial recreation developments such as shopping, eating and amusement areas for tourists.

“Commercial recreational facilities” means facilities serving recreational needs but operated for private profit (e.g., riding stables, chartered fishing boats, tourist attractions, and amusement or marine parks).

A-4 Monterey County General Plan

The following goals pertain to the provision of park and recreation facilities as set forth by the County in the General Plan Public Facilities Element:

Goal 51: To provide recreational opportunities, preserve natural scenic resources and significant wildlife habitats, and significant historic resources by establishing a comprehensive County Regional Parks and Trail System.
Objective 51.1: Develop a park land classification system by 1983.

Policy 51.1.1: Parks planning shall occur in accordance with the County General Plan. Proposed park development shall be evaluated for short- and long-term impacts on landuse, natural resources, circulation, noise and overall County growth patterns. Impact evaluation shall consider tourist attendance at park sites.

Policy 51.1.2: Park development shall be based on a park land classification system developed by the Parks and Planning Departments' staff which will specify resource management guidelines, principles and park development standards for each park category and will be contained in a comprehensive park department policy statement.

Policy 51.1.3: The County shall appropriately protect private property rights affected by parks and trails.

Objective 51.2: Prepare a study by 1983 which evaluates and recommends the best method to achieve equitable distribution of parks and recreation services.

Policy 51.2.1: Provision of County Parks should occur in accordance with Federal, State and local agencies, special districts and other recreation providers to avoid duplication of services and to insure a full range of recreation opportunities.

Policy 51.2.2: County parks should be developed and distributed equitably, where feasible, in terms of population, geographic location and recreation needs.

Policy 51.2.3: County parks should be accessible to all County residents, including the handicapped and the elderly, where feasible.

Objective 51.3: Achieve the principle of economic self-sufficiency for local recreation needs within the County Parks system by 1985 without compromising the above goal.

Policy 51.3.1: The County shall encourage the formation of an overall park system that is self-supporting by employing user fees, concessionaire revenues, soliciting grants and private contributions, requesting volunteer help and by any other means which further cost-effective park operations.

Policy 51.3.2: The County Parks Department in striving for economic self-sufficiency, the overall parks system shall continue to place a high priority on meeting the recreation needs of County residents.

Objective 51.4: Consider sites for community parks in unincorporated communities by 1983.

Policy 51.4.1: While the County does not include small (less than 50 acres) urban type community parks in its park lands classification system, it shall be the policy of the County to facilitate the acquisition, development and operation of such facilities and other agencies, special districts, and community groups serving these areas of the County. Joint use of school site areas for community parks and the possibility of obtaining grant monies for development and maintenance shall be explored.