

## LAGUNA GRANDE REGIONAL JOINT POWERS AGENCY

### AGENDA

REGULAR MEETING  
Seaside Council Chamber  
440 Harcourt Avenue  
Monday, February 9, 2026  
6:00 PM

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**Virtual Participation Guide:** <https://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

**Zoom:** <https://ci-seaside-ca-us.zoom.us/j/89088524048> | **WEBINAR ID:** 890 8852 4048

**1. CALL TO ORDER**

**2. ROLL CALL – ESTABLISHMENT OF QUORUM**

David R. Pacheco	Chair
Kevin Raskoff	Board Member
Gino Garcia	Board Member

**3. PUBLIC COMMENT**

Members of the public wishing to address the Board on matters within the jurisdiction of the JPA, but not on this agenda, may do so during the Public Comment period for up to three (3) minutes. Public Comments for "Presentations" on this agenda are also taken at this time; comments on specific agenda items are heard under that item. For the public record, please state your name.

**4. APPROVAL OF MINUTES**

**A. APPROVAL OF MINUTES FROM NOVEMBER 10, 2025 REGULAR MEETING**

**5. BUSINESS ITEMS**

**A. ESTABLISHMENT OF A CHAIR AND VICE-CHAIR OF THE AUTHORITY**

**RECOMMENDATION:** Nominate and elect a Chair and a Vice-Chair for the Authority Board.

**B. SET REGULAR MEETING CALENDAR FOR 2026**

**RECOMMENDATION:** It is recommended that the board adopts a regular meeting cadence for 2026.

**C. OVERVIEW OF THE LAGUNA GRANDE REGIONAL PARK & LAGUNA GRANDE JOINT POWERS AUTHORITY**

**RECOMMENDATION:** It is recommended that the Board of Directors receives and file this informational report providing an overview of the formation, governance structure, and operational responsibilities of the Laguna Grande Regional Park Joint Powers Agency.

**D. RECEIVE AN UPDATE ON THE IMPLEMENTATION OF THE TRAIL AND VEGETATION MAINTENANCE STRATEGY**

**RECOMMENDATION:** Receive the update.

**E. RECEIVE UPDATE ON THE PLANNING FOR THE 50TH ANNIVERSARY EVENT ON APRIL 19, 2026**

**RECOMMENDATION:** Receive an informational update on the planning and coordination efforts for the Laguna Grande Regional Park 50th Anniversary Event scheduled for April 19, 2026, and provide direction as desired.

**6. REPORTS FROM STAFF**

**7. REPORTS FROM BOARD MEMBERS**

**8. ADJOURNMENT**

Next Regularly Scheduled Meeting:

TBD

6:00 PM

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The Laguna Grande Regional Joint Powers Authority is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the Seaside City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



## DRAFT MINUTES

CITY OF SEASIDE  
LAGUNA GRANDE REGIONAL JOINT POWERS AGENCY

REGULAR MEETING  
CITY COUNCIL CHAMBERS  
Monday, November 10, 2025 6:00 PM

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### 1. **CALL TO ORDER**

Meeting called to order at 6:00 P.M.

### 2. **ROLL CALL - TRAFFIC ADVISORY COMMITTEE**

#### **Present:**

David R. Pacheco, Chair  
Keving Raskoff, Board Member  
Gino Garcia, Board Member

### 3. **PUBLIC COMMENT**

Esther Malkin

### 4. **APPROVAL OF MINUTES**

#### **A. APPROVE MINUTES FOR THE AUGUST 11, 2025 REGULAR MEETING**

**Approved by Pacheco, Blaha, Raskoff (1<sup>st</sup>), Garcia (2<sup>nd</sup>)**

### 5. **BUSINESS ITEMS**

#### **A. PROVIDE AN UPDATE ON THE PERMITTING PROCESS FOR THE IMPLEMENTATION OF THE TRAIL MAINTENANCE AND VEGETATION STRATEGY**

**RECOMMENDATION:** Receive the update on the permitting process

Presentation: Beth Matz (BFS Landscape Architects) – All necessary permits and waivers are in/approved.

KR: Location specifics of 2.5 acres? Specific to area of LGP that pushes up against yards of homeowners? BM: Edges described are up against said fences/yards. All areas being studied since open sightlines is the want/plan for this project.

GG: Can staff create map/visuals for 2.5 acres? BM: Absolutely

DP: Are the discussed edges in Seaside's portion of LGP? BM: 2.5 acres is beyond Seaside's scope of work since CoS is already addressing areas within City jurisdiction during City project within LGP.

## **B. DISCUSSION ON THE 50<sup>TH</sup> ANNIVERSARY OF THE LAUNA GRANDE JOINT POWERS AGENCY**

**RECOMMENDATION:** Staff recommends that the Laguna Grande Joint Powers Authority (JPA) Board provide direction on the development of a commemorative plan to recognize the JPA's 50<sup>th</sup> anniversary in 2026, including celebratory events, historical documentation, and public outreach initiatives. Additionally, staff requests input on coordinating the JPA's 50<sup>th</sup> Anniversary recognition with the City of Seaside's 2026 Earth Day Celebration, tentatively scheduled for Sunday, April 19, 2026, pending City permitting and approvals.

Presentation: Dan Meewis (Assistant City Manager) – Presentation in agenda packet

KR: Advertising is paramount. Focus on community groups and events.

GG: Same day as Earth Day means more eyes and bodies on LGP & this anniversary.

DP: Ribbon cutting/Promotional swag/Educational Fliers/Community walkthrough.

Catherine Crockett (Sustainable Seaside): Focus on hands-on programs (invasive species?). Volunteer lunch? Reach out to schools/similar entities.

Public Comment: Esther Malkin

## **C. DISCUSSION ON EXERCISE EQUIPMENT FOR SENIORS AT LAGUNA GRANDE PARK**

Presentation: Eric Morgan (General Manager-MPRPD) – Looking for direction from the Board as to opportunity & feasibility for senior exercise equipment.

KR: "A simplistic win for the JPA to put in this type of equipment".

GG: This would be a positive project to build off of the positive news of finally receiving the waivers/permits/etc that are in.

DP: Where would the equipment go? Costs? EM (MPRPD) - \$200,000+. Focus would be on sponsorship/community partnerships.

Public Comment: Esther Malkin, Ty, Justin Loza, Diane Nielson, Catherine Crockett

## **6. REPORTS FROM STAFF**

Dan Meewis – The current status for the Seaside grants are in a holding pattern due to the government shutdown. Federal Highway Administration still has to sign off on said documents even though the money that is coming in is provided by the State of California.

**7. REPORTS FROM BOARD MEMBERS**

Ty (City of Monterey) – Community Even at LGP & NICP Improvements going well on the Monterey side of the park.

KR: Let's Go Outdoors

**8. ADJOURNMENT**

Meeting adjourned at 7:20 P.M.

**Respectfully submitted,**

**\_\_\_\_\_  
Paul Ensley, Sr. Administrative Assistant**

**\_\_\_\_\_  
David R. Pacheco, Chair**



## LAGUNA GRANDE REGIONAL JOINT POWERS AGENCY

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### AGENDA REPORT

**ITEM:** 5.A.  
**TO:** Agency Members  
**FROM:** Dan Meewis, Assistant City Manager  
**DATE:** February 9, 2026  
**SUBJECT:** ESTABLISHMENT OF A CHAIR AND VICE-CHAIR OF THE AUTHORITY

#### PURPOSE & RECOMMENDATION

Nominate and elect a Chair and a Vice-Chair for the Authority Board.

#### BACKGROUND

Under Section 2 of the Joint Powers Authority Agreement, "The representatives shall elect a Chair and a Vice-Chair who shall serve a term of one year." Since this is the first meeting of the year, it is prudent to select a Chair and Vice Chair for 2026.

#### ENVIRONMENTAL DETERMINATION

The Laguna Grande Regional Joint Powers Agency determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA)(CCR, Title 14, Chapter 3 ("CEQA Guidelines), Article 20, Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or any reasonably foreseeable indirect physical change

on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

**ATTACHMENTS**

1. Election of Officers Standard of Procedure
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## **Seaside Boards, Commissions and Committees Election of Officers Standard of Procedure**

1. The Committee Chair or, if there is no Chair, the person who called the meeting to order, will ask for nominations for the office of Chair.
2. Any member of the Committee may nominate himself/herself or any other member of the Committee; no second is required.
3. Once nominations are complete, the Chair will close nominations.
4. Announce the slate of nominees.
5. Ask for a vote on the nominees in the order of nomination.

Each voting member of the Committee shall have one vote. The nominee receiving votes from a majority of the members in attendance shall be declared the winner.

If no member receives a majority, the process shall be repeated, except in the event of a tie between the top two vote-getters, in which case a run-off shall be held. The winner shall assume the office of Chair immediately.

Using the same procedure, the new Chair shall secure the election of a Vice Chair.



## LAGUNA GRANDE REGIONAL JOINT POWERS AGENCY

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### AGENDA REPORT

**ITEM:** 5.B.  
**TO:** Agency Members  
**FROM:** Dan Meewis, Assistant City Manager  
**DATE:** February 9, 2026  
**SUBJECT:** SET REGULAR MEETING CALENDAR FOR 2026

#### PURPOSE & RECOMMENDATION

It is recommended that the board adopts a regular meeting cadence for 2026

#### BACKGROUND

At the November 14, 2023, Laguna Grande Joint Powers Agency (JPA) meeting, the board approved setting up a cadence of regularly scheduled quarterly meeting which have typically been held on the second Monday of the first month of the quarter. However, from time to time there has been a conflict where we have changed the meeting to the second Monday of the second month of the quarter. Staff recommends the following meeting dates for 2026.

February 9, 2026  
April 13, 2026  
July 13 2026  
October 12, 2026

The JPA would also be able to schedule special meetings on an as-needed basis.

#### ATTACHMENTS

None

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## LAGUNA GRANDE REGIONAL JOINT POWERS AGENCY

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### AGENDA REPORT

**ITEM:** 5.C.  
**TO:** Agency Members  
**FROM:** Jake Smith  
**DATE:** February 9, 2026  
**SUBJECT:** **OVERVIEW OF THE LAGUNA GRANDE REGIONAL PARK & LAGUNA GRANDE JOINT POWERS AUTHORITY**

### PURPOSE & RECOMMENDATION

It is recommended that the Board of Directors receives and file this informational report providing an overview of the formation, governance structure, and operational responsibilities of the Laguna Grande Regional Park Joint Powers Agency.

### BACKGROUND

The Laguna Grande Regional Park Joint Powers Agency (Agency) was officially created on February 26, 1976, through an agreement (**Exhibit A**) between the City of Monterey (Monterey), the City of Seaside (Seaside), and the Monterey Peninsula Regional Park District (MPRPD). The Agency was formed to exercise common powers for the specific purpose of coordinating the acquisition, planning, development, and maintenance of the Laguna Grande regional park. The 1978 Laguna Grande Regional Park Master Plan (**Exhibit B**) further defined the park's mission to balance the preservation of the freshwater marsh ecosystem with urban recreational needs, recognizing that a unified management approach was necessary for a resource that crosses city limits.

### GOVERNANCE STRUCTURE

The Agreement established the Agency as a public entity that is "separate and distinct from the member entities". As an independent body, the Agency possesses the power

to:

- Make and enter into contracts.
- Employ agents and employees.
- Acquire, hold, and dispose of property.
- Sue and be sued in its own name.
- Exercise all other common powers necessary to carry out the Agreement.

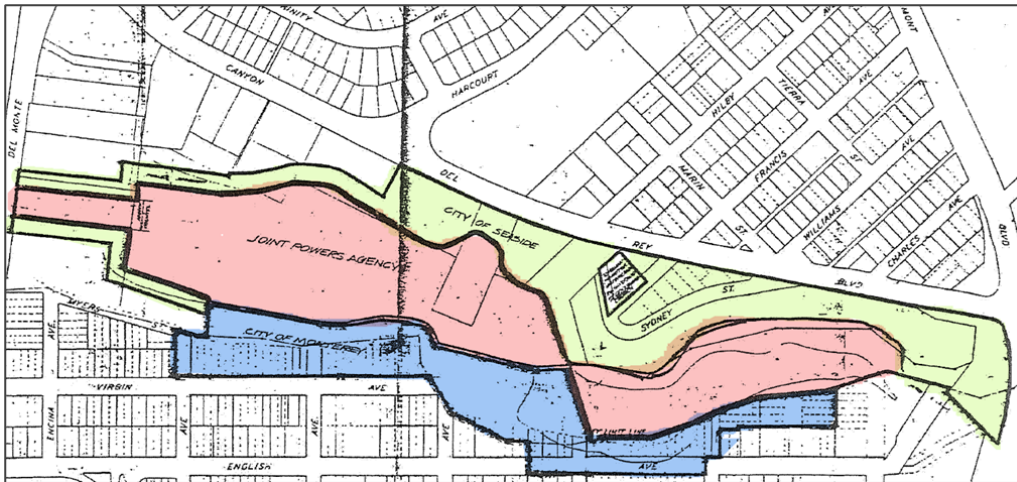
The Agency is governed by a Commission (Board of Directors) consisting of three members: one representative appointed by the City Council of Monterey, one by the City Council of Seaside, and one by the Board of Directors of the Monterey Peninsula Regional Park District (MPRPD).

Unlike a municipality, the Agency was designed to operate with minimal overhead. Article II, Section 5 of the Agreement stipulates that "the Agency shall have no employees". While the AGENCY has the legal ability to hold employees, the Agreement currently mandates that all administrative, clerical, and operational services must be performed by the employees of the member entities.

### **OPERATIONAL RESPONSIBILITIES**

The Agreement establishes a unique division of labor based on a "General Conceptual Plan" and an "Area of Responsibilities Map" (**Figure 1**) rather than strict property ownership or municipal boundaries.

1. The Role of the Cities (*Land Areas Maintenance and Operation*): The City of Monterey and the City of Seaside are assigned "primary responsibility" for the development and maintenance of the land areas designated to them on the Area of Responsibilities Map. This responsibility applies even if the land in question is owned by another member entity, ensuring that maintenance zones remain contiguous.
2. The Role of the Agency (*Water/Wetland Areas Maintenance and Operation*): The Agency itself retains specific responsibility for the "operation and maintenance of the water area" of the park. This ensures that the lake and wetland ecosystem are managed as a single regional unit rather than being divided by city boundaries.
3. The Role of the Park District (*Acquisition and Transfer of Property Rights*): The MPRPD is primarily responsible for the acquisition of land and water areas. However, the Agreement mandates that the District "shall convey" sufficient rights or title to the respective Cities or the Agency itself for the purpose of development and maintenance.



**Figure 1. Agency and member entity "Area of Responsibilities Map" from the 1976 Agreement (Exhibit A) generally shows operational responsibility areas for the Joint Powers Agency (red), Monterey (Green) and Seaside (blue).**

## **FINANCIAL FRAMEWORK**

The Agreement designates that the Treasurer and Auditor/Controller of one of the member entities shall serve as the depository and custodian of all Agency funds. To facilitate regional cross-boundary cooperation and independent investment, **Article I, Section 5** includes a "voluntary expenditure" clause. It states that "nothing contained herein shall be deemed to prohibit any member entity, singly or jointly, from voluntarily expending any funds available to it in areas outside its area of primary responsibility." This provision allows member agencies to fund improvements or maintenance across jurisdictional lines without requiring amendments to the foundational agreement or funds to pass through the Agency itself.

## **OPPORTUNITIES FOR STRENGTHENING THE AGENCY**

As the Agency nears its 50th Anniversary on February 26, 2026, the success of the original Agreement is clear: it has created a vital regional park that has served the community for half a century. Looking toward the next 50 years, staff is exploring ways to strengthen the Agency and improve efficiency, particularly to support major new initiatives like the Trail and Vegetation Maintenance Strategy (TVMS).

While a comprehensive review of all Agency powers is ongoing, staff has identified immediate opportunities to streamline operations. By utilizing latent powers already within the Agreement and adopting new administrative tools, the Agency can reinforce its effectiveness. Some preliminary ideas and opportunities include:

1. Utilizing Staff Reimbursement Provisions (*Dedicated Agency Capacity*) While **Article II, Section 5** prohibits the hiring of permanent Agency employees, it explicitly provides that services performed by member agency staff "shall be reimbursed by the Agency to the member entity". By budgeting for and

activating this reimbursement provision, the Board could secure dedicated staff time (e.g., project management or grant administration) from a member City. This would ensure that Agency projects move forward with dedicated resources rather than competing with municipal priorities, without altering the Agency's "no employee" structure.

2. Adopting Master Mutual Aid Agreements: To facilitate working across ownership and municipal boundaries, even in the case of emergency response, Monterey, Seaside, MPRPD and the Agency could adopt standing Mutual Aid Agreements. These agreements would authorize maintenance crews from one member agency to perform work within another member's "Area of Responsibility" when operationally efficient (e.g., a single crew clearing a continuous trail loop). This formalizes cross-jurisdictional cooperation and ensures consistent application of Best Management Practices across the entire park system.
3. Utilizing Project-Specific MOUs: To maximize the "voluntary expenditure" authority in **Article I, Section 5**, the Board can utilize project-specific Memorandums of Understanding (MOUs). These MOUs can serve as the administrative vehicle for a member agency to fund improvement or projects located in another member's jurisdiction, satisfying local funding requirements while enhancing a more seamless park user experience.
4. Leveraging Fiscal Agency Status: The Agreement empowers the Agency to contract and to serve as a separate public entity. The Agency can leverage this status to act as a fiscal agent for multi-jurisdictional grants, aggregating funds from member agencies into single, cost-effective contracts for region-wide services like invasive species control, or park-wide improvements.

## **CONCLUSION**

The Laguna Grande Regional Park Joint Powers Agency stands as a testament to fifty years of successful regional collaboration. The 1976 Agreement provided a resilient framework that has protected the Park's ecological integrity while serving the recreational needs of the Monterey Peninsula and immediately surrounding communities in the Cities of Monterey and Seaside. While the governance structure is unique, separating land and water responsibilities to align with operational realities, it remains highly effective when fully understood and utilized.

By reaffirming these distinct roles and proactively activating the "latent" administrative powers identified in this report, specifically staff reimbursement and cross-jurisdictional efficiency agreements, the Board can modernize the Agency's operations without altering its foundational mission. Staff will continue to explore these opportunities and report back to the Board as specific initiatives are advanced for consideration.

Continued investment in this shared governance model offers the most effective pathway to deliver high-quality projects, ensuring that Laguna Grande remains a treasured regional asset for the next fifty years.

**ATTACHMENTS**

1. ExhibitA\_JPAAgreement
  2. ExhibitB\_LGRPMasterPlan\_1978
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AGREEMENT

LAGUNA GRANDE REGIONAL PARK

JOINT POWERS AGENCY

ARTICLE I

PURPOSE AND JURISDICTION

SECTION 1. CREATION OF AGENCY:

Pursuant to Government Code Sections 6500 et seq. and subject to the terms, conditions and limitations contained in this Agreement, the CITIES OF MONTEREY and SEASIDE and the MONTEREY PENINSULA REGIONAL PARK DISTRICT hereby establish and create the LAGUNA GRANDE REGIONAL PARK JOINT POWERS AGENCY.

SECTION 2. PURPOSE:

The purpose of the Agency is to exercise the powers common to the parties hereto and coordinate the development and maintenance of LAGUNA GRANDE REGIONAL PARK for the use and benefit of the citizens of the Monterey Peninsula.

SECTION 3. PUBLIC AGENCY:

The Agency is a public agency, separate and distinct from the member agencies and any obligations, actions or liabilities shall be construed as those of the member agencies. It shall have the right to sue and be sued, contract, expend funds, and have all other rights, duties and powers to carry out its purposes except as said powers are specifically limited by this Agreement.

SECTION 4. ADOPTION OF THE GENERAL CONCEPTUAL PLAN AND AN AREA OF RESPONSIBILITIES MAP:

The General Conceptual Plan for LAGUNA GRANDE REGIONAL PARK, dated December 1, 1975, is hereby adopted as the general guidelines for the acquisition of lands and the development of said lands within the Park boundaries. The Areas of Responsibilities Map dated October 31, 1975, is hereby adopted as the Areas of Responsibilities

Map. Any changes or modifications of the General Conceptual Plan and Area of Responsibilities Map shall be unanimously agreed upon by the members of the Agency.

SECTION 5. DUTIES AND JURISDICTION OF MEMBER AGENCIES:

It is acknowledged that as set forth below, the members will assume responsibility for the Regional Park and seek to accomplish the long-term objectives of the adopted General Conceptual Plan. Each, therefore, agrees to use its best efforts to accomplish the following:

(a) The CITY OF MONTEREY shall acquire, develop, and maintain for Park purposes, those land areas as are indicated on the adopted General Conceptual Plan and Area of Responsibilities Map.

(b) The CITY OF SEASIDE shall acquire, develop, and maintain for Park purposes, those land areas as are indicated on the adopted General Conceptual Plan and Area of Responsibilities Map.

(c) The MONTEREY PENINSULA REGIONAL PARK DISTRICT. It is the general policy of the Board of Directors of the District to acquire or participate in the acquisition of park and open space lands for the use and enjoyment of the public and not to become substantially involved in the maintenance, operation, or capital development of active recreational areas.

Therefore, while the District shall acquire those water and land areas as are indicated on the attached Regional Park Purchase Map, the operation, maintenance, and development of these areas will rest with the Cities and the Agency.

Said District shall convey or transfer sufficient rights in said land areas to the Cities in accordance with the adopted General Conceptual Plan and Area of Responsibilities Map, said land areas to be maintained and developed by each respective City pursuant to the adopted General Conceptual Plan. The Agency shall be responsible for

the operation and maintenance of the water area and shall further develop a plan for the operation, maintenance and any necessary modification of the water area. The form of all conveyances or transfers shall be mutually agreeable to the District, the respective Cities, and the State of California.

The purpose of this Section is to establish the primary responsibility for the acquisition, development, and maintenance of the Regional Park. Nothing in this Section shall prohibit the Agency, or any of the members, singly or jointly, from voluntarily expending any funds available to it in areas outside its area of primary responsibility.

SECTION 6. FEDERAL AND STATE FUNDS AND GRANTS:

The Agency may make application for, receive, and expend State and Federal funds, provided that any matching requirements, any future financial obligations on any member agency must first be approved by said member agency.

SECTION 7. DESIGNATION OF LEAD AGENCY.

The member Agencies and the Agency shall be the Lead Agency and shall be responsible for complying with the California Environmental Quality Act within their areas of primary jurisdiction.

ARTICLE II

ORGANIZATION

SECTION 1. MEMBERSHIP:

Each member Agency shall have one vote and shall appoint one elected or appointed official and one alternate to serve on the Agency. The representative shall serve at the pleasure of the appointing member Agency. The member Agency shall notify the Agency of its representative, alternate, and any subsequent changes.

SECTION 2. OFFICERS:

The representatives shall elect a Chairman and a Vice-Chairman who shall serve a term of one year. If there is a vacancy, the

representatives shall elect one from among themselves to serve for the remainder of the term.

SECTION 3. MEETINGS:

The Agency shall establish an annual meeting and shall meet at least annually. It may establish such regular or special meetings as are necessary to accomplish the business of the Agency.

It shall meet in one of the member cities unless special circumstances require a meeting outside said boundaries. All meetings shall be open to the public and the agency shall give such notice as required by law.

SECTION 4. BY-LAWS:

The Agency may adopt such By-laws, rules and regulations as it deems necessary to conduct its business and carry out the purposes of the Agency.

SECTION 5. SECRETARY AND OTHER PERSONNEL:

The Agency shall designate one of the member Agencies to serve as Secretary to the Agency for one year on a rotating bases. The Secretary shall provide such administrative and clerical services as are necessary to carry out the Agency business including the preparation of minutes, correspondence and maintenance of the Agency files. The Secretary shall provide personnel to perform this service at no cost to the Agency.

No permanent staff shall be retained without the unanimous consent of all member agencies. Whenever services beyond normal clerical and administrative assistance is required, the Agency shall attempt to have said services provided by the staff of one of the member agencies, for which it may reimburse said member Agency.

ARTICLE III

FINANCIAL AND MISCELLANEOUS PROVISIONS

SECTION 1. DESIGNATION OF DEPOSITORY:

Pursuant to Government Code Section 6505.5, the Treasurer of the

CITY OF \_\_\_\_\_ is hereby appointed the depository of the Agency funds and shall have all rights, duties and obligations as are imposed by law. The CITY OF \_\_\_\_\_ shall be paid for said services in an amount determined by the Agency plus the actual cost of any external audit that may be required by law.

SECTION 2. BUDGET - LIMITATION OF EXPENDITURES AND OBLIGATIONS:

The Agency shall propose such budgets, either for annual operating expense or for specific expenditures or projects as may be necessary to carry out the purposes of this Agreement. Each said budget shall set forth the contribution and the time of said contribution required of each member Agency. No budget shall be adopted until approved in writing by each member Agency. Once approved, said budget shall be a binding obligation on the member Agency to provide the funds as set forth therein and shall be full authority for the expenditure of said funds by the Agency.

SECTION 3. EFFECTIVE DATE - TERM OF AGENCY:

The Agency shall be deemed created upon the last date on which all of the member Agencies have executed this Agreement. The Agency shall continue in existence until terminated by unanimous consent or until two (2) members withdraw.

SECTION 4. AMENDMENT:

This Agreement may be amended with the vote of any two (2) representatives provided that any proposed amendment shall be submitted to each member Agency at least thirty (30) days prior to its adoption, and provided further that Article I, Section 4, and Article III, Section 2, shall not be amended nor shall any provision be added which imposes financial liability or responsibility on a member Agency without its consent.

SECTION 5. WITHDRAWAL:

A member may withdraw at any time provided said member shall continue to make any financial contribution to the Agency previously agreed to in writing.

SECTION 6. DISPOSITION OF ASSETS ON TERMINATION:

Upon termination, the Agency shall distribute any remaining cash or equivalent equally, provided it may retain sufficient funds to meet any outstanding obligations. The Agency shall distribute such other assets as it sees fit.

IN WITNESS WHEREOF, the parties hereto have executed this LAGUNA GRANDE REGIONAL PARK JOINT POWERS AGENCY AGREEMENT this 26<sup>th</sup> day of February, 1976.

MONTEREY PENINSULA REGIONAL PARK  
DISTRICT

ATTEST:

Gary Tete  
Gary Tete, Secretary to the Board

Albert Merville  
ALBERT MERVILLE, President  
Board of Directors  
CITY OF SEASIDE

ATTEST:

Dudley N. Lapham  
DUDLEY N. LAPHAM, City Manager

B. J. Dolan, Jr.  
B. J. DOLAN, JR., Mayor

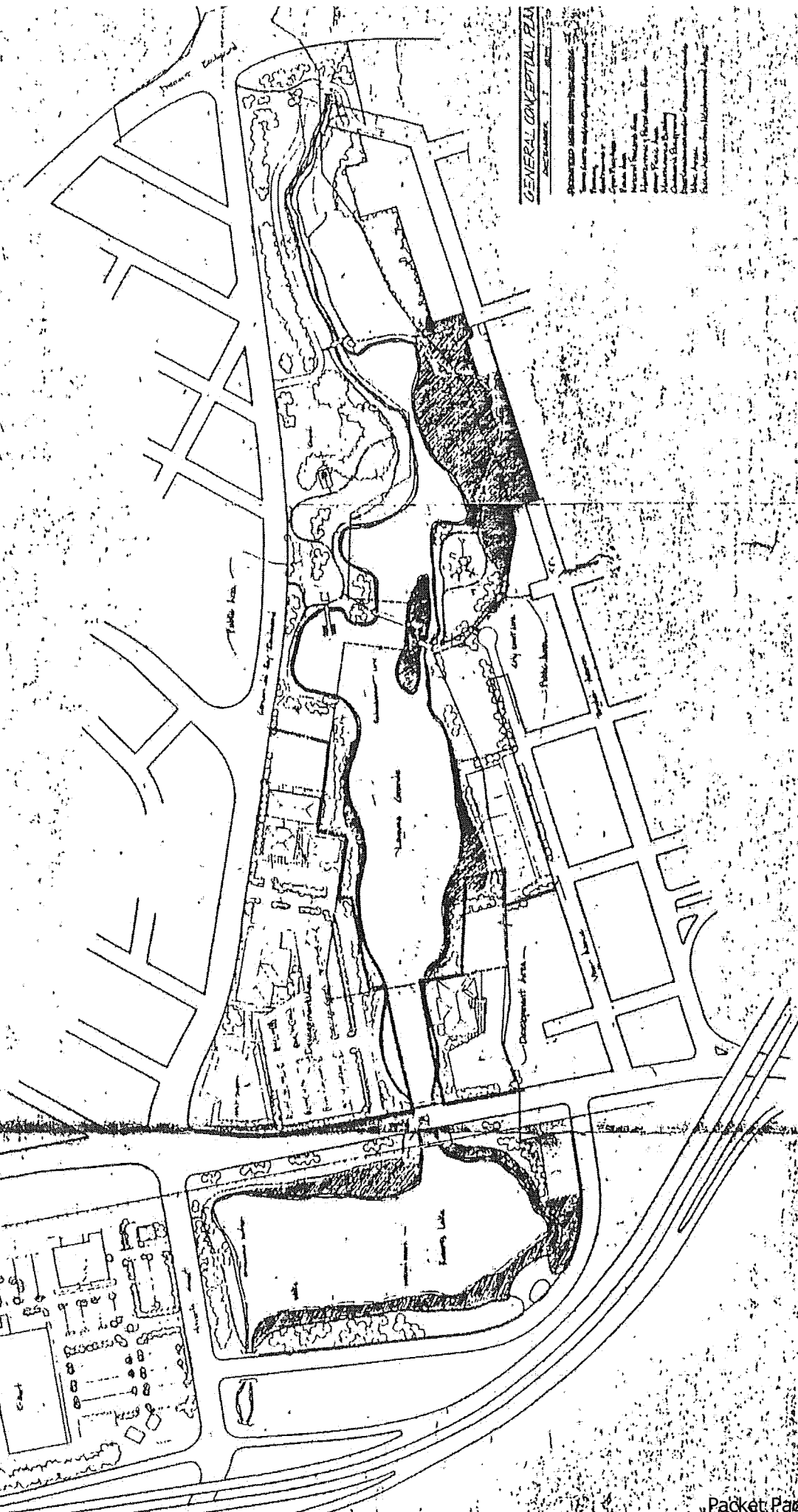
ATTEST:

John O. Dunn, Jr.  
JOHN O. DUNN, JR., CITY CLERK

CITY OF MONTEREY  
Peter J. Coniglio  
PETER J. CONIGLIO, MAYOR

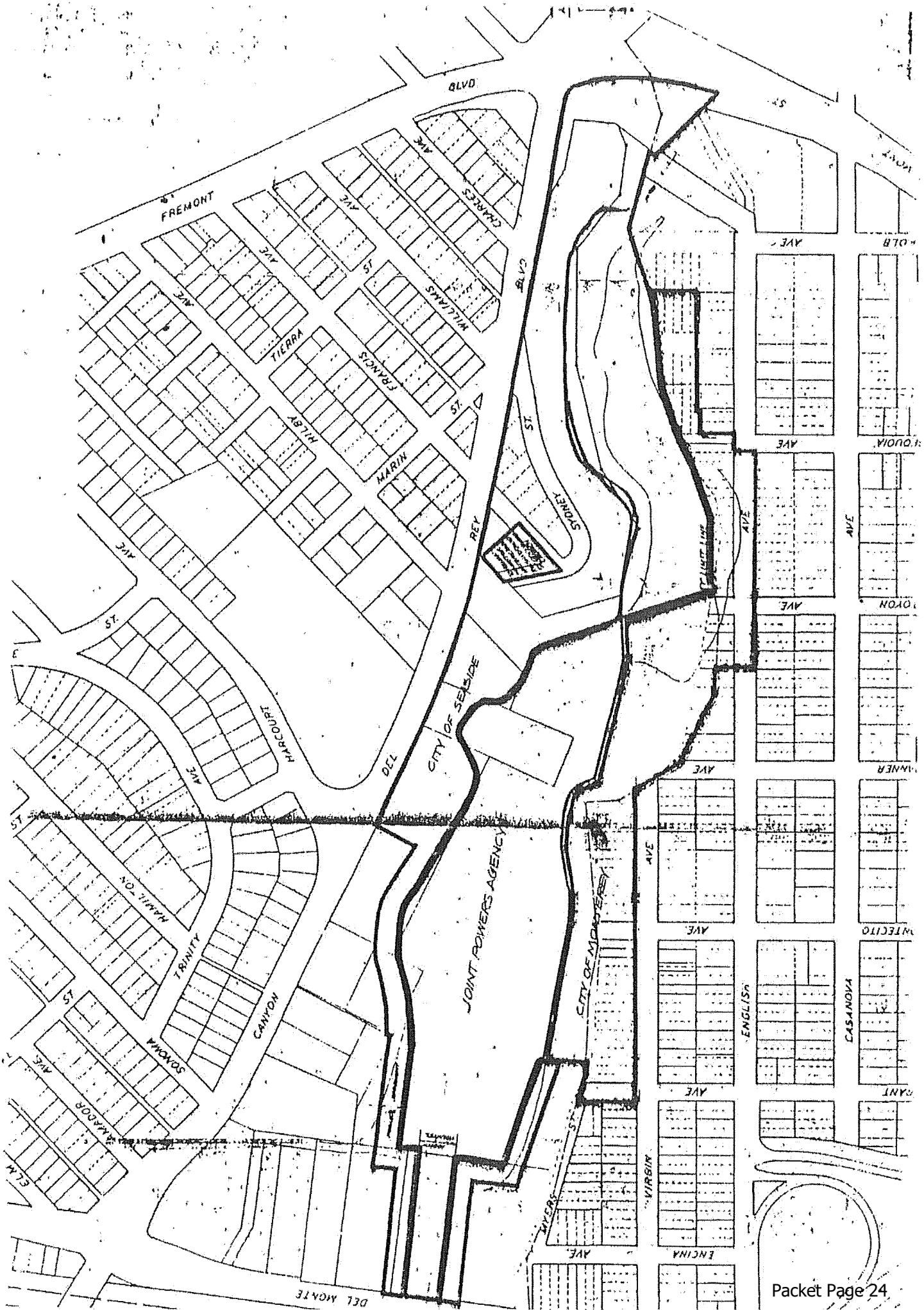


# LAGUNA GRANDE REDEVELOPMENT SEASIDE, CAL.



**GENERAL CONCEPTUAL PLAN**

Symbol	Description
(Solid black area)	Proposed Land Use/Development
(Dotted area)	Proposed Land Use/Development
(Hatched area)	Proposed Land Use/Development
(Stippled area)	Proposed Land Use/Development
(Diagonal lines)	Proposed Land Use/Development
(Wavy lines)	Proposed Land Use/Development
(Dashed lines)	Proposed Land Use/Development
(Thin solid lines)	Proposed Land Use/Development
(Thick solid lines)	Proposed Land Use/Development
(Thin dashed lines)	Proposed Land Use/Development
(Thick dashed lines)	Proposed Land Use/Development
(Thin solid lines with dots)	Proposed Land Use/Development
(Thick solid lines with dots)	Proposed Land Use/Development
(Thin solid lines with dashes)	Proposed Land Use/Development
(Thick solid lines with dashes)	Proposed Land Use/Development
(Thin solid lines with circles)	Proposed Land Use/Development
(Thick solid lines with circles)	Proposed Land Use/Development
(Thin solid lines with squares)	Proposed Land Use/Development
(Thick solid lines with squares)	Proposed Land Use/Development
(Thin solid lines with triangles)	Proposed Land Use/Development
(Thick solid lines with triangles)	Proposed Land Use/Development
(Thin solid lines with diamonds)	Proposed Land Use/Development
(Thick solid lines with diamonds)	Proposed Land Use/Development
(Thin solid lines with stars)	Proposed Land Use/Development
(Thick solid lines with stars)	Proposed Land Use/Development
(Thin solid lines with crosses)	Proposed Land Use/Development
(Thick solid lines with crosses)	Proposed Land Use/Development
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(Thick solid lines with dollar signs)	Proposed Land Use/Development





LAGUNA GRANDE  
REGIONAL PARK

MASTER PLAN

AND

EIR ADDENDUM

September 11, 1978

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## I. INTRODUCTION

### A. Purpose

In February, 1976, the Cities of Monterey and Seaside, and the Monterey Peninsula Regional Park District formed the Laguna Grande Regional Park Joint Powers Agency. The purpose of the agency is to coordinate the planning, development, maintenance and operation of the Laguna Grande Regional Park. Subsequently, in July, 1977, the JPA Board selected the firm of J.P. Manachek, A.I.A., and consulting Landscape Architect Charles Robert Haugh to prepare a master plan for the proposed park. This report and map is the result of that effort.

### B. History and Background

Originally an estuarian body of water, Laguna Grande is now a fresh water marsh and lake. It is but a portion of the Canyon del Rey Creek which drains the 16.8 square mile Canyon del Rey Creek Watershed to the southeast. The creek flows through Laguna Grande, thence into Roberts Lake and finally into Monterey Bay.

The Laguna Grande water surface presently covers approximately 12 acres. Originally it was one lake. Two lakes were formed, Laguna Grande and Roberts Lake, when the Southern Pacific Railroad bed was constructed on fill through the lake in the 1880's. In the ensuing years, the land on the Monterey side of the lake was subdivided by land speculators but actual development occurred slowly. A seaplane and submarine base for the Navy was proposed for the site in the early 1920's, but eventually the idea was abandoned. Landfill operations on the shorelines over subsequent years reduced the size of the lake and formed land around the lake that was developed for commercial uses on the City of Seaside side of the lake.

The Laguna Grande site was purchased by the Monterey Peninsula Regional Park District in 1976. The site consists of approximately 12 acres of water and 12 acres of land. It lies on the city limits line that divides the Cities of Monterey and Seaside. The property is bordered by Canyon del Rey Boulevard on the east, Fremont Boulevard on the south, the Del Monte Grove residential neighborhood of Monterey on the west, and undeveloped as well as developed commercial lands at the northerly shoreline of the lake.

The earliest organized effort to develop Laguna Grande into a park was in the early 1960's. The Cities of Monterey, Seaside and Del Rey Oaks jointly formed the Tri-City Study Committee, Laguna Grande Project. The committee requested the California State Department of Parks and Recreation to prepare a feasibility study and plan,

resulting in the report "The Feasibility of a Recreation and Park District for Laguna Grande and the Monterey Peninsula," October, 1963. Other development efforts include, in 1967-8, the proposal by the Laguna Grande Agency. A joint powers agency consisting of the Cities of Monterey and Seaside was formed to study the Laguna Grande area. The result was the "Laguna Grande Plan" prepared in 1968 by D'Amico and Associates and Charles R. Haugh. Another development proposal was the "Laguna Grande Redevelopment General Conceptual Plan," prepared in 1975 for the City of Seaside by Richard Murray and Associates. This conceptual plan was adopted by the Laguna Grande Regional Park Joint Powers Agency in 1976 as the first step in preparation of a master plan. Next in sequence is the preparation of a master plan which is the product of this report.

## II. SUMMARY

### A. Conclusions:

1. Laguna Grande is a necessary part of the Canyon Del Rey Watershed and its tributary, Canyon Del Rey Creek.
2. Laguna Grande is significantly polluted.
3. Unmet park and recreational needs exist within the Cities of Monterey and Seaside and the Monterey Peninsula. These unmet needs are for additional neighborhood parks in both cities, and additional open space lands in the City of Seaside and in the Region.
4. Laguna Grande has great potential for water oriented recreational activities. Non-power boating and fishing are prime examples.
5. Portions of the site can be used for recreational facilities without major modification.
6. The proposed park use is the best use for Laguna Grande and its adjacent lands on the east, south and west borders of the lake.

### B. Recommendations:

1. Improve water quality as recommended by the 208 Case Study Consultants.
2. Focus the park and its activities on the water itself.
  - a. Provide for water oriented activities: non-power boating, fishing and flycasting.
3. Acquire all parcels of land within the proposed park boundaries.
4. Minimize the impact of the park on the adjacent neighborhoods.
  - a. Provide a minimum of traffic and parking in the Del Monte Grove residential neighborhood on the Monterey side of Laguna Grande.
  - b. Provide sufficient parking off Canyon Del Rey Boulevard.
5. Encourage multi-use turfed areas for a variety of activities in lieu of sports activities that require defined playing fields.

- a. Provide both active and passive park facilities.
  - b. Discourage structured sports and game activities.
6. Encourage shared parking in the existing government uses and proposed private developments in the surrounding area.
  7. Encourage pedestrian easements and setbacks on the properties adjacent to Laguna Grande lake.
  8. Encourage general clean-up and develop landscaping and turf on parcels owned by the respective cities.

### III. BASE DATA AND ANALYSIS

#### A. Natural Resources

##### 1. General

Originally an estuarian body of water, Laguna Grande is now a fresh water marsh and lake. Landfill operations, virtually on all sides, have decreased the size of the lake substantially over the years. Riparian vegetation is characteristic of the shoreline bordering the lake.

##### 2. Laguna Grande

###### a. Canyon Del Rey Watershed

Laguna Grande is but a small part of the 16.8 square mile Canyon Del Rey Watershed. The tributary watershed drains into Canyon Del Rey Creek, which flows into Laguna Grande, then into Roberts Lake and finally into Monterey Bay. Rolling hills, sandy soil, grass and scattered trees are characteristic of the watershed area. The sandy soil greatly contributes to the sedimentation and silting at the Southern inlet to Laguna Grande.<sup>1</sup>

###### b. Water Quantity

- 1) The current lake elevation is eight feet above sea level and occupies approximately 12 acres. During a 100 year storm, the lake would rise to 12 feet above sea level and occupy 38 acres.<sup>2</sup>
- 2) Water flow data is available from the USGS Gauging Station in operation since 1967 above stream of the inlet to Laguna Grande. The minimum recorded flow has been no flow at all. The peak recorded flow is 66 cubic feet per second, occurring during a rain storm. In addition to water flow from the inlet, City of Seaside storm drain lines contribute to the water flow into Laguna Grande.<sup>3</sup>

###### c. Water Quality

- 1) Laguna Grande has been designated as significantly polluted by AMBAG from a survey conducted in December, 1976.<sup>4</sup>

<sup>1</sup> Koretsky King Associates, Monterey County Master Drainage Plan Canyon Del Rey Watershed, Draft Copy, Sections I Through V, (March 1977) p. 1-2.

<sup>2</sup> Bainbridge, Behrens and Moore, Inc., Racquetball Club Environmental Data Statement (October 18, 1976) p. 11.

<sup>3</sup> Koretsky King Associates, op. cit.

<sup>4</sup> Bainbridge, Behrens and Moore, Inc., Water Resources, City of Monterey General Plan Technical Study (May 1977) p. 24.

- 2) The water will support some species of warm water fish.
- 3) The 208 Case Study contains further evidence of the polluted nature of Laguna Grande.

3. Land Characteristics

a. Topography

Landfill virutally surrounds Laguna Grande on all sides. Generally the land slopes gently from 0 to 10% towards the lake, except on the south end of Laguna Grande where the landfill reaches heights of 25 to 35 feet with slopes up to 43%. A muck swamp, created from deposits of sedimentation, has formed at the southwest edge of the lake.

b. Soil

The composition of the soil in the filled areas varies from sand to clay type soils. Compaction and soils tests should be taken to determine the bearing suitability of the fill for the intended uses. The norther) portion of the site other than the fill is part of a pre-Flandrian Dune Complex with "Baywood association" soils.<sup>5</sup> This material consists of somewhat excessive drained coarse textured soils developed in aeolian deposits. The soil deposits are generally underlain by weathered bedrock of moderately compacted shale. The soil at the westerly edge of the lake, other tha the fill, is Rindge muck, a very poorly drained organic soil with high expansion characteristics (this soil has severe building constraints).<sup>6</sup>

4. Plant/Animal Life

a. Vegetation

Tule growth is evident on the east and west shorelines of Laguna Grande. Grassland areas are prevalent on the flat landfilled areas of both the east and west sides of the lake. The center portion of the eastern shore features a Eucalyptus grove. Coast oak trees climb the steep slopes at the south end of the lake. The muck swamp at the southwest side of the lake consists of dried up tule growth and cattails. Impenetrable brush consisting of Red and Golden Willows abound at the northwest end of the lake.

<sup>5</sup> Bainbridge, Behrens and Moore, Inc., Racquetball Club Environmental Data Statement (October 18, 1976) p. 11.

<sup>6</sup> City of Monterey Planning Department with Bainbridge, Behrens & Moore, Coleman and Williams, Planning Analysis for the Del Monte Grove Neighborhood Plan (January 1977) Environmental Analysis, p. 2.

b. Animal Life

James Maxon's "A Study of Small Mammals in the vicinity of Laguna Grande and Lake Roberts," May, 1976 indicates no rare or endangered species present. The population of mice, shrews and voles is essentially non-existent at Laguna Grande.

c. Bird Life

A bimonthly waterbird count was conducted from June 16, 1972 to June 22, 1973. The information is documented in an unpublished paper entitled "Water Bird Counts, Laguna Grande, Roberts Lake," available from the Monterey Office of the Fish and Game Department. The greatest number of birds counted were on October 28, 1972 and March 31, 1973 with 247 counts each. The least number counted, 47, was on May 20, 1973. Twenty-four species of aquatic birds were recorded in the study. Land birds were not recorded, but it is noted in the report "undoubtedly there were many species and quite a few in each species." The 34.8 acres of habitat at Laguna Grande includes 5.2 acres of upland, tree, 5.6 acres of shrub, 4.0 acres of riparian habitat, 8.2 acres of marsh and 11.8 acres of open water.

5. Coastal Visual Resources

a. Visual/Scenic Features

Primary views looking into the site and viewing Laguna Grande itself include the vista from the raised level of Highway 1 Freeway to the north. The present broad visual corridor from Del Monte Boulevard at the north is only temporary since commercial developments are proposed to be built on the available vacant land. These developments should be designed to maintain as much of the scenic corridor as possible. Other primary water views of the site include those views from Canyon Del Rey Boulevard to the east, and more specifically, the view slot from Seaside City Hall. Perhaps the most dramatic view of Laguna Grande is from the small meadow area on the west side of the lake, between Branner and Sequoia Avenues.

6. Environmental Hazard Areas

a. Muck Swamp

The muck swamp at the southwest corner of the site poses two planning considerations:

- 1) Quicksand, which could be a problem to park users unfamiliar to the area.

- 2) The dead, dried vegetation at the muck swamp including tule growth, cattails and etc., presents a potential fire hazard. The area is virtually inaccessible to fire fighting vehicles.

b. Land Slides

The steep, sloped landfill areas at the south end of the lake are not well compacted and could result in landsliding and erosion problems.

c. Flooding

A 100 year storm would raise the water level from eight feet above sea level to 12 feet and would increase the water area from 17 to over 38 acres.<sup>7</sup> Portions of the proposed park would be inundated.

d. Seismic Hazards

- 1) Active fault zones near the site include:

- a) San Andreas Fault Zone, 26 miles to the east.
- b) Monterey Bay Fault Zone, 3 miles to the north
- c) Palo Colorado - San Gregorio Fault Zone, seven miles to the southwest.

- 2) Potentially active fault zones near the site are a difference of opinion. The USGS issued, in 1974, a "Preliminary Geological Map of the Monterey and Seaside 7.5 Minute Quadrangle, Monterey, California, with Emphasis on Active Faults" indicating an offshore potential fault which roughly aligns with Roberts Lake and Laguna Grande. A recently published Geotechnical Study completed for Monterey County and participating cities by Burkland and Associates indicates a buried fault trace extending through Roberts Lake and Laguna Grande.

7. Comfort Zones

Winds are prevailing from the northwest, averaging 10 knots, so exacting they can be described as north 53° west. Winter storms are from the south and southeast. Rainfall averages 14 inches annually, primarily from November to April. Temperatures range from recorded extremes of 22° minimum to 95° maximum, with 55° the annual average.<sup>9</sup>

<sup>7</sup> Bainbridge, Behrens and Moore, Inc., op cit, p. 11.

<sup>8</sup> Ibid., p. 11-12.

<sup>9</sup> Murray, Richard, Associates, Environmental Impact Statement for Laguna Grande, Cities of Monterey and Seaside, California, (1974) p. 6.

## 8. Other Considerations

### a. Noise

Traffic noise from Canyon Del Rey Boulevard generates 70 d BA at the east boundary of the site. Noise diminishes to 55 d BA levels and less within the innermost portions of the site. The site lies along the 55 CNEL levels of approaching aircraft. All noise levels are within those standards prescribed for an urban park.<sup>10</sup>

## B. Man Made Environment Analysis

### 1. Adjacent Land Uses

Commercial and proposed commercial developments border the north and northeast sides of the lake. East of the site, across Canyon Del Boulevard are open lawn areas between the street and the Seaside City Hall and the Department of Motor Vehicles Building. Next to government facilities and extending south along Canyon Del Rey Boulevard are single family residences, and a small area of Canyon Del Rey and Fremont Boulevards. Across Fremont Boulevard, to the south of the site, in the City of Del Rey Oaks, is additional commercial zoning. At the southwest corner and contiguous to the site is another small area of commercial-industrial uses. The western border of the site adjoins Del Monte Grove, a single family residential neighborhood. Within the site, just off Canyon Del Rey Boulevard, is a church property, St. Seraphim's Russian Orthodox Church, that will remain in private ownership.

### 2. Demographic Data

Population estimates are from the "1977 Statistical Review, Monterey Peninsula Chamber of Commerce." The Monterey Peninsula has a population of 142,000. The City of Seaside is the largest city on the Peninsula with a 35,000 population. The City of Monterey with 27,000 population is the next largest city and the City of Del Rey Oaks, southeast of the site has a population of 1,620. The Del Monte Grove neighborhood, next to the west boundary of the site, and within the City of Monterey has a population of 2,747. The two City of Seaside neighborhoods across Canyon Del Rey Boulevard from the site have a total population of 2,097.

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<sup>10</sup> Earth Metrics, Incorporation, Noise Element of the General Plan City of Seaside (Draft) (May 13, 1977) p. D-3, E-6, D-17.

#### IV. RECREATION AND OPEN SPACE DEMAND ANALYSIS

##### A. City of Seaside

###### 1. Existing

The City of Seaside, Recreation, Open Space and Conservation Element of the General Plan (December, 1973) indicates 26.34 acres of existing parks and 152.04 acres of recreational land available at public schools. Open space, excluding lands at Fort Ord but within the City of Seaside, is in general, the Mission Memorial Cemetery, and the Meadowbrook Swim and Tennis Club. The 2½ acres next to the Youth Center will soon be replaced by a Community Center.

###### 2. Unmet Needs

The two neighborhoods across Canyon Del Rey Boulevard, east of Laguna Grande, have but 1/3 an acre total of neighborhood parks. The park standards adopted by the City of Seaside require that each neighborhood have 4 to 7 acres of parks. Approximately 8 to 14 additional acres of neighborhood parks are required to meet present needs. No standards have been established for open space requirements, but with only two designated open space areas, it is evident there is a need for additional open space in Seaside.

##### B. City of Monterey

###### 1. Existing

The City of Monterey has 175.8 acres of parks and 62.3 acres of greenbelts. Existing public and private schools account for an additional 190.8 acres of recreational areas.

###### 2. Unmet needs

The unmet needs focus on the needs of Del Monte Grove neighborhood, immediately west and adjacent to Laguna Grande. At present there are 6.5 acres of parks. City of Monterey standards require 14 acres of parks to meet present needs. A twenty-five year projection indicates 19 acres of parks would be required. Both active and passive facilities are required.<sup>11</sup> An additional 7.5 acres of parks are required to meet present needs or 12.5 acres are required to meet the twenty-five year projected needs.

<sup>11</sup> City of Monterey Planning Department with Bainbridge, Behrens and Moore, Coleman and Williams, op. cit., Public Service Analysis, p. 6-8.

### C. Region

An analysis of the recreation and park needs on the Monterey Peninsula indicates a lack of regional day-use park and recreation areas and facilities. The Monterey Peninsula Area Planning Commission as well as Monterey County Planning Commission, in their reports have pointed out the urgency of acquiring additional lands for regional parks, greenbelts, scenic or conservation areas for the Peninsula and specifically designed Laguna Grande as a high priority regional park project.

## V. THE PLAN

### A. Objectives

1. The Main Objectives of the Plan are:
  - a. To preserve and enhance Laguna Grande through a water oriented park facility.
  - b. To meet the park recreational needs of 1) the citizens of Monterey and Seaside and 2) the citizens of the Monterey Peninsula, through a water oriented park facility.

### B. Policies

1. The recommendations of the 208 Case Study should be implemented to improve water quality and to provide a biologically balanced system. Recommendations are briefly described here:
  - a. Dredge Laguna Grande to a 5 foot depth.
  - b. Provide a silting basin for collection of sediment.
  - c. Provide aeration systems.
  - d. Retain the island and its tule growth.
  - e. Remove most of the tule growth.
  - f. Relocate waterfowl habitats to Roberts Lake.
2. The park should be water oriented.
  - a. Provide for water activities.
    - 1) Non-power boating.
    - 2) Fishing.
    3. Flycasting.
3. Provide for only the amounts and types of activities and facilities the site can readily accommodate.
4. Minimize the effect of the park on the adjacent residential areas, keeping traffic, parking and noise to a minimum.
5. Provide adequate parking facilities on the site.
6. Encourage private developments as well as the City Hall, Civic Center, and Department of Motor Vehicles to accommodate overflow parking.

7. Retain and enhance the scenic vistas into and internal to the site.
8. Each city is to provide maintenance for their respective sides of the lake.
9. Provide for police surveillance by emergency vehicles.
10. Provide a "native" landscaped area around the perimeter of the lake.

### C. Park Design

#### 1. General

The park would encompass approximately 40 acres, 22.5 acres of land and 17.5 acres of water. Refer to the map at the end of the report. The proposed facility is situated along the city limits line dividing the Cities of Monterey and Seaside. The easterly boundary of the site is Canyon Del Rey Boulevard. Fremont Boulevard borders the site on the south. The westerly portion of the park abuts the residential areas of Del Monte Grove. Proposed and existing commercial developments are adjacent to the property to the north and northwest.

#### 2. Park and Recreational Needs

An assessment of the recreational needs of the citizens of Seaside, Monterey and the Monterey Peninsula suggest following activities be provided in Laguna Grande Park:

- a) Water oriented activities
  - 1) Non-power boating
  - 2) Fishing
  - 3) Flycasting
- b) Picnicking and barbecuing
- c) Jogging, biking, and walking
- d) Nature study/observation
- e) Tot recreation
- f) Recreation for children
- g) Organized group activities
- h) Sitting, viewing, reading and other passive activities
- i) Unorganized sports activities

#### 3. Park Facilities Listing

The following is a list of park facilities responding to the regional and neighborhood park and recreational needs identified for Laguna Grande Park. These facilities are illustrated on Map 1, the Park Master Plan, and discussed in detail in the next section of this plan.

- a) Water-oriented facilities
  - 1) Boat Docks
  - 2) Boat Rental and Snack Bar Concession

- 3) Shore Fishing
- 4) Flycasting Pier
- b) Picnic Tables and Barbecue Pits
- c) Jogging/Bike Trails, Paths and Bridges
- d) Natural Preserve Areas
- e) Tot lots
- f) Children's Playfield with Playground
- g) Group Seating and Supervised Activity Area
- h) Open Turf Areas for Sitting, Reading, and other Passive Activities
- i) Multi-use Play Areas for Unorganized Sports Activities

#### 4. Description of Proposed Activities

- a) Water oriented facilities - a main objective of the plan is to provide water oriented facilities including:
  - 1) Boat Docks-A small sheltered cove containing two boat docks to serve approximately 24 boats off of Canyon Del Rey Boulevard.
  - 2) Boat Rental and Snack Bar Concession- A concessionaire's office including a snack bar and a rental desk adjacent to the boat docks. An outside storage area for boats and equipment could be located immediately to the rear of the office.
  - 3) Shoreline Fishing-Fishing could be allowed along the shoreline and on the fishing/flycasting pier. The lake would be stocked with fish.
  - 4) Flycasting Pier- Flycasting would be a supervised instructional activity on the fishing/flycasting pier located off Virgin Avenue.

#### b) Picnic Tables and Barbecue Pits

- 1) Group Picnic and Barbecue Area-An area of approximately three acres would be located off of Canyon Del Rey Boulevard to accommodate group picnic and barbecue activities. Approximately 50 tables would be located to service up to 300 users in either one large group or several groups of smaller size. One large group barbecue pit and several smaller pits would serve group picnic area.

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<sup>1</sup>"Optimum Recreation Carrying Capacity," prepared for the Bureau of Outdoor Recreation (BOR) 1977 edition, and "Outdoor Recreation Space Standards" (ORSS) 1970 edition published by the Department of the Interior were used as guidelines to establish standards used in design of the park. For example, the number of boats proposed is calculated based on a standard of one boat per acre of water. Additional standards include six users per group picnic table, four users per non-group picnic tables, 75 square feet of tot lot per tot, 150 square feet of playground per child and four persons per vehicle.

- 2) Individual Picnic Tables-Approximately 22 picnic tables with small barbecue facilities would be scattered throughout the park.

C. Jogging/Bike Trails, Paths and Bridges

- 1) Jogging/Bike Trails-A combined jogging, walking and bike trail of a maximum of eight feet in width would completely encircle the lake. The pathway would vary in width and material depending on physical conditions (natural preserve area) and volume of traffic. Where appropriate, the pathways would be a mixture of concrete and decomposed granite of natural coloring.
- 2) Paths-Paths designed to provide access from the exterior circulation system to park facilities should be provided throughout the park. These paths in general should be three to six feet in width of decomposed granite or natural materials. Stairs should be provided at the steep slopes off Fremont and Canyon Del Rey Boulevards, or wherever necessary. Pedestrian easements on private property, specifically the private commercial properties along Del Monte and Canyon Del Rey Boulevards, should be required as a condition of development approval. The easement should be at least 20 feet in width from the lake's high waterline but in no case should it be less than an adequate width to develop a path in compliance with the plan.
- 3) Bridges-Four bridges should be developed to provide pedestrian and bike traffic only. The bridge crossing the channel at Del Monte Boulevard is a component of the jogging/bike trail. The bridge in the middle of the lake is designed to provide mid-lake access from one side to the other. Two bridges connect the supervised activity area with the group seating and provide alternate links for the jogging/bike trail. Width of all bridges should be restricted to eight feet with a railing of 42 inches in height. Bridges should be fabricated from high-strength, low-alloy atmospheric corrosion-resistant material (ASTM A606, Type 4 steel, 50,000 PSI Min. Yield). The design and materials of the bridge should respect the natural setting and design theme of the park.

D. Natural Preserve Areas

The area between supervised activity area and passive activities areas off English Avenue should be kept as a natural preserve with indigenous flora and fauna retained. Access through this preserve would be provided by the jogging/bike trail; however, the trail should be designed to minimize disturbance of the natural preserve. The trail which could become a boardwalk should also serve as a nature walk.

E. Tot Lot

Two tot lots, one on each side of the lake, should be provided to serve children pre-school to six years of age. Each tot lot, approximately 1500 square feet should accommodate approximately 20 children. Appropriate play facilities should be developed.

F. Children's Playfield with Playground

A children's playfield for children of 7-12 years of age should be developed off Virgin Avenue adjacent to the mid-lake bridge. The playfield will include both a turfed area for informal activities and a playground with appropriate play apparatus. The playground would serve approximately 60 children from the Laguna Grande and Del Monte Grove neighborhoods.

G. Group Seating and Supervised Activity Area

A group seating area is proposed on the slope off Eremont Boulevard at Canyon Del Rey. Some 200 seats or bleachers could be provided serving organized groups including outdoor classes. At the foot of the group seating and across the channel, a supervised activity area is proposed. This would consist of an open turfed area for day camping and other supervised activities.

H. Turf Area for Sitting, Viewing, Reading, and other Passive Activities

The passive activity area is located off English Avenue including a portion of the English Avenue right-of-way. With slopes of up to 8 to 16%, the site is proposed as a open turfed area with tables for picnicking and other passive activities. At the corner of English Avenue and Sequoia in this area is an excellent scenic outlook of the park and Roberts Lake. Other areas in the park can also be used for passive activities.

I. Multi-Use Play Areas

Two multi-use play areas are proposed off Canyon Del Rey off Virgin Avenue. Both sides would be turfed to accommodate informal play activities such as touch football, soccer, softball, frisbee and kite flying.

5. Support Facilities

a) Physical Changes

Numerous physical changes to the site are proposed. The muck swamp at the southwest edge of the lake should be dredged due to its inherent dangers of quicksand and fire hazard. Other changes include filling in at the peninsula near Virgin Avenue, on the northwest side of the lake. (The peninsula is not readily visible due to the dense brush

and growth in that area). At the south (Fremont Boulevard) end of the site, at the top of the high fill area, it would be necessary to fill existing depressions for the proposed parking lot. The existing open drainage channel there would be replaced with a culvert. A small peninsula of landfill would be provided to form a cove for protection of the boat docking facilities just off Canyon Del Rey Boulevard to the east.

b) Access to the site

- 1) Vehicular--the major access to the site is Canyon Del Rey Boulevard which borders the site on the east. Expansion of Canyon Del Rey Boulevard along the park frontage would be required. The major activity areas and parking areas are located on the east side of the park. A driveway providing access to the church, boat concession and to be utilized for dredging equipment access, would also provide for pick-up and discharge of auto passengers. Access off Canyon Del Rey Boulevard would be provided to the individual parking lots including the large parking facility to the south end of the property. Access to that parking lot would also be available from Kolb Avenue to the east. Montecito, Virgin, and English Avenues would provide access to the parking areas on the west side of the park.

Signing should be used to clearly indicate the safest access to the park. Signing should be developed on Highway 1, Canyon Del Rey, Fremont and Del Monte Boulevard providing general directions to the Park. Major park access points and parking areas should be clearly marked. To minimize traffic impact on Del Monte Grove, major traffic volumes should be directed to the parking areas off Canyon Del Rey, Fremont, and Del Monte Boulevards. Signing in Del Monte Grove should channel park traffic via English, Montecito, and Kolb Avenues.

Emergency access for fire, police and rescue vehicles should be provided throughout the park. Formal access should be developed from Canyon Del Rey on Francis Street to the jogging/bike trail along the bike perimeter. Emergency vehicle access from Del Monte Grove neighborhoods should primarily be off Virgin, English and Branner Avenues. Informal emergency access may occur anywhere on the lake perimeter through the most direct and expeditious route necessary.

- 2) Bicycle Access--Bicycle access to Laguna Grande Park should connect with regional and local bideways. Regional bicycle access should be off Canyon Del Rey. Local bicycle access should include Montecito Avenue and Del Monte Boulevard. These bikeways should connect with the park/jogging/bike trail.

- 3) Pedestrian Access - Access for pedestrians is virtually unlimited. Stairs would be provided at the steep slopes at the southeast and south ends of the lake, giving access from Canyon Del Rey Boulevard and from the large parking area at the south (Fremont Boulevard) end of the park. Pedestrian easements through the proposed private commercial properties at the north (Del Monte Boulevard) end of the lake should be required as a condition of approval for commercial development.
- 4) Bus Service - Existing bus lines now run off Canyon Del Rey Boulevard, Del Monte Boulevard, Fremont Boulevard, and Montecito Avenue. Adequate bus service should be provided for Laguna Grande Park. Bus stops should be located on Canyon Del Rey, Del Monte Boulevard and Montecito Avenue at Virgin Avenue. Bus stops should be set into park property and out of traffic lanes whenever possible.

c) Parking

Parking would be limited to the park periphery. Parking need analysis concludes that approximately 200 parking spaces are required for Laguna Grande Park.\* Based on use projections and access capability, parking areas have been proposed.

Street parking on Canyon Del Rey has been planned to serve approximately 50 vehicles. Parking will be diagonal and separated from travel lanes by a landscaped median.

Parking demands were calculated as follows:

*Activity/Use	Unit	No. of Users	Parking Spaces
1. Group Picnic Area	6 users/table 50 tables	300	75
2. Individual Picnic Tables	4 users/table 22 tables	88	22
3. Two Tot Lots	75 s.f./tot 3000 s.f.	40	10
4. Children's playground	150 s.f./child 9000 s.f.	60	15
5. Multi-play Areas	8 acres	80	20
6. Passive Area	2 acres	20	
7. Group Seating	200 seats	200	50
8. Boating	12 boat/12 acre of water	24	6
		TOTALS 812	203

- o Parking adjacent to the Russian Orthodox Church consists of approximately 12 spaces. These spaces are planned to serve both the Church and the park.
- o Francis Street cul-de-sac should be used for loading and unloading. This parking should be designated short term (not to exceed 15 minutes) parking.
- o The large parking lot planned off Fremont Boulevard is accessible from both Canyon Del Rey and Kolb Avenue. Over 100 spaces plus parking for buses should be provided. Development of this parking area will require filling of the existing open channel and construction of a suitable culvert. Development of this facility should be coordinated with the findings and recommendations of AMBAG 208 Water Quality Study for Laguna Grande Lake and Monterey County's Canyon Del Rey Drainage Study.
- o A small parking lot of less than six off-street spaces should be developed at Sequoia and English Avenues to serve the passive activity and nature preserve areas.
- o Approximately 20 diagonal spaces should be developed off Virgin Avenue between Grant and Branner Avenues.
- o Overflow parking is proposed for existing Seaside City Hall and Department of Motor Vehicles lots off Canyon Del Rey. The undeveloped commercial properties off of Del Monte Boulevard should be required to develop shared parking facilities.
- o Bicycle parking should be developed on park property at Canyon Del Rey, Del Monte Boulevard and Montecito Avenue access points. Approximately three 10-space, theft-proof bicycle racks should be placed at these major bikeway access points. Three 10-space racks should be located at major activity areas in the park, such as the boat docks, the group seating areas, and the children's playground off Virgin Avenue.

d) Landscaping

Low maintenance, native drought resistant planting materials would be used. Plants requiring fertilizers would be avoided since nutrients would eventually filter into the lake. Clusters of trees in strategic areas would form wind breaks. The eucalyptus grove on the east shore should gradually be replaced with different tree species such as Monterey Cypress because the eucalyptus are aging and a more suitable tree species is preferred. All park tree planting should be consistent with a list of species located on table 1. Willow trees, tules, and other riparian vegetation may be lost

to park development in the upper end of the lake, the Passive Activities Area, the Multi-use Play Area of Virgin Avenue and elsewhere along the lake perimeter. This vegetation will be partially replaced by new vegetation introduced at Roberts Lake. Vegetation in the Natural Preserve area should be preserved and enhanced.

e) Storm Drainage

Storm drainage should be approached from two perspectives, the area in and adjacent to the park and second, the area outside the park but draining towards it.

The area in and adjacent to the park, including the street/parking system and properties on Del Monte Boulevard, should be drained to the lake. However, water quality improvement techniques should be applied. For street and parking areas, vacuum sweeping, catch basins, grease and silt traps should be used. On the turfed and landscaped areas, fertilizers and pesticides should be minimized. For the bike/jogging trail and other paved areas, pervious or semipervious materials, e.g. grasscrete, should be prescribed. The immediate perimeter of the lake should be designed to serve as a filter for drainage adjacent to and within the park. Banks should be designed to withstand runoff and vegetation should be preserved or installed above the water line.

Areas outside the park, including the Laguna Grande and Del Monte Grove neighborhoods should be drained away from the park. Management practices prescribed by the 208 Water Quality Program should be implemented.

D. Use of the Plan

A major purpose of the Laguna Grande Master Plan is for use on a daily basis to guide decisions on the development of the park. The preceding text has listed the needs, proposed uses and prescribed the facilities for the park. This section of the plan intends to assign responsibilities for plan implementation. Included are plan adoption and intergovernmental coordination, phasing and cost estimates, park operation and maintenance.

1) Plan adoption and intergovernmental coordination

Once adopted, the Laguna Grande Park Master Plan should be used and coordinated with the preparation of the Local Coastal Plan under the California Coastal Act. This plan was prepared in cooperation with the Central Coast Regional Coastal Commission, and should be consistent with the policies and intent of the California Coastal Act. Adoption and implementation of the Laguna Grande Park Master Plan

should precede adoption of the Laguna Grande Local Coastal Plan. This Plan should also be used, along with other applicable plans, to evaluate development proposals in the Canyon Del Rey Watershed.

The Laguna Grande Park Master Plan should be carried out with regard to the general recommendations of the Association of Monterey Bay Area Governments (AMBAG) 208 Water Quality Plan and the Monterey County Drainage Plan for Canyon Del Rey Watershed. Plans, policies, and programs for Laguna Grande and Del Monte Grove neighborhoods should be coordinated with the park Plan. Laguna Grande Regional Park will contain neighborhood park facilities for these two areas. Laguna Grande and Del Monte Grove neighborhoods contain low and moderate income people with needs the park has been designed to meet.

## 2) Phasing

Implementation of the Laguna Grande Master Plan will fall into three groups - land acquisition, development and water quality improvements.

The phasing below is a general sequence for park development. Any project in any phase may be implemented out of phase if funding becomes available for that activity or circumstances warrant it.

The following priorities were used to phased development:

- \* develop projects with high public park and recreation potential
- \* develop low public cost facilities
- \* phase high cost projects over time

### a) Land Acquisition

As illustrated by Map 2 (Land Acquisition Map) of this plan, 15 parcels now in private ownership should be acquired as a high implementation priority. Land acquisition will cost approximately \$700,000.

### b) Development

PHASE I - Parking, tot lot, group picnic and toilets off of Canyon Del Rey and parking. Tot lot, playfield and children's playground off of Virgin Avenue as shown on Map 3 (Development Phasing Map). Phase I would cost approximately \$516,752.

PHASE II - Parking, multi-use play area, boat docks and concessions office off of Canyon Del Rey Boulevard; the multi-use play area, passive activities play area, natural preserve area, fishing/flycasting dock off Virgin Avenue; the bike/jogging trail around the lake perimeter and the mid-lake bridge as illustrated on Map 3. Phase II would cost approximately \$932,671.

PHASE III - Parking lot, group seating and supervised activity area (including the two bridges off of Fremont Boulevard and the bridge crossing the channel off Del Monte Boulevard). Phase III would cost approximately \$461,605.

c) Water Quality Improvements

Dredging, siltation basin, Bentonite sealing and other water quality related improvements to Laguna Grande Lake and Canyon Del Rey Watershed. These improvements would cost approximately \$600,620.

Combined land acquisition, development and water quality improvement costs for Laguna Grande Regional Park would be \$3,211,648.

3. Cost Estimates

The following are project-by-project cost estimates implementing the above phasing. Costs are estimated in 1977 dollars using unit costs from "Lee Saylor, Inc., Current Construction Costs 1977." Costs on dredging and water quality improvements were obtained from the Association of Monterey Bay Area Governments (AMBAG) 208 Water Quality Program. Agency implementation responsibilities and potential funding sources\* are identified. Development and acquisition responsibility are based as follows:

Generally, each City should acquire land within its jurisdiction and seek maximum financial assistance from the Regional Park District.

Generally, each City should be responsible for land development within its "area of responsibility"

Generally, expansion of Canyon Del Rey Boulevard, i.e. land development of a joint benefit, mid-lake bridge, and the parking off of Fremont should be the equal responsibility of the Cities of Seaside and Monterey with possible financial participation from the Regional Park District.

Generally, water quality improvements should be the responsibility of all jurisdictions in the Canyon Del Rey Watershed.

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\* Potential funding sources for both acquisition and development include:

- Land and Water Conservation Fund
- 1976 Park Bond Act
- Urban Open Space and Recreation Grant-Block
- Urban Open Space and Recreation Grant-Needs Basis
- Community Development Block Grant

## a) LAND ACQUISITION (See Map 2 for Location of Parcels to be Acquired)

PARCEL	OWNER	ESTIMATED COST	RESPONSIBLE AGENCY
11-371-06	Granite Rock		City of Seaside/ and Regional Park District
11-371-08	Wright		
11-381-02, 03	Williams		
11-382-1	Reed		
11-382-2	Reynolds		
11-383-2	Frales		
	TOTAL	\$450,000	
1A-053-01	Yuen		City of Monterey/ and Regional Park District
1A-064-1	Zaches		
1A-063-05	Zaches		
1A-063-4	Akedo		
1A-063-4	Evans		
1A-141-8	Green		
1A-141-14	Lebstach		
1A-141-15	Espinosa		
	TOTAL	\$250,000	

## b) DEVELOPMENT

PHASE I DEVELOPMENT  
(See Map 3 for general location of projects)

<u>PROJECT</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>RESPONSIBILITY</u>
*Parking, tot lot, group picnic & toilet off Canyon Del Rey				
1. Grading	3000 CY	3	9000	Seaside
2. Tree Pruning	LS	-	2500	"
3. Tree Removal	6 ea.	300	1800	"
4. General Cleanup	-	-	3000	"
5. Site Utilities				
a. sewers	600LF	12	7200	"
b. water	600 LF	3	4800	"
c. gas	300 LF	10	3000	"
d. electric	400LF	10	4000	"
6. Tot lot	1	20,000	20,000	"
7. Barbecue	2	2000	4000	"
8. Toilet	1	30,000	30,000	"
9. Streets (A.C. Paving)	15000SF	1.50	22500	"
10. Parking				
a. A.C. Paving	40000SF	1.50	60000	"
b. curbs	2200 LF	6	13200	"
c. storm drainage	L3	-	12000	"
11. Signing	L3	-	5000	"
12. Off-site Improve- ments				
a. sidewalks	20000SF	2	40000	"
b. curbs & gutters	4000SF	6	24000	"
c. trees	24 ea	70	1,860	"
13. Contingencies (5%)			13,384	"
14. Arch/Eng. Fees (8%)			21,414	
CANYON DEL REY DEVELOPMENT (SEASIDE RESPONSIBILITY)			SUBTOTAL	302,478

<u>PROJECT</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>RESPONSIBILITY</u>
Parking, tot lot, playfield, playground & toilet off Virgin Avenue				
1. Grading	1000 CY	3	3000	Monterey
2. Landscaping & Irrigation	-		33,500	"
3. Site Utilities	-	-	16,000	"
4. Tot lot	1	20,000	20,000	"
5. Toilet	1	30,000	30,000	"
6. Playfield	87120	.20	17,424	"
7. Playground	1	35,000	35,000	"
8. Parking				
a. A.C.Paving 14,000SF		1.50	21,000	"
b. Curb 700		6	4,200	"
c. Storm Drain- age -LS		-	3,000	"
9. Signing	-LS	-	5,000	"
10. Picnic Tables	5	300	500	"
11. Contingencies (5%)			9,481	"
12. Arch/Eng Fees (8)			15,169	"

VIRGIN AVENUE DEVELOPMENT SUBTOTAL  
(MONTEREY RESPONSIBILITY)

\$214,274

PHASE I COST TOTAL

\$516,752

PHASE II DEVELOPMENT  
(See Map 3 for general location of projects)

<u>PROJECT</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>RESPONSIBILITY</u>
Parking, multi-use play area, off Canyon Del Rey				
1. Tree planting	100 ea.	70	7000	Seaside
2. Landscaping	10,000SF	.20	2000	"
3. Irrigation	620,000SF	.25	155,000	"
4. Irrigation pump	2ea.	2000	4,000	"
5. Fill Concession Building Area	5000 CY	14	70,000	Seaside
6. Parking				
a. A.C. Paving	14,000SF	1.50	21,000	"
b. Curbs	900LF	6	5,400	"
c. Storm Drains	-LS	-	6,000	"
7. Paths/Walks	320,000SF	.80	25,000	"
8. Picnic Tables	30	300	9,000	"
9. Bike racks	3	300	900	
10. Benches	12	200	2,400	"
11. Contingencies (5%)			15,385	"
12. Arch/Engr. Fees (8%)			24,616	"

CANYON DEL REY SUBTOTAL \$347,701  
(SEASIDE RESPONSIBILITY)

Boat docks and concession office off Canyon Del Rey

1. Boat docks	1700 SF.	50	85,000	Concessionaire -
2. Concession	1ea.	70,000	70,000	Concessionaire -
3. Contingencies (5%)			7,750	
4. Arch/Engr. Fee (8%)			12,400	

CANYON DEL REY SUBTOTAL \$175,150  
(CONCESSIONAIRE RESPONSIBILITY)

<u>PROJECT</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>RESPONSIBILITY</u>
Multi-Use Play Area Off Virgin Ave.				
1. Tree removal	6 ea	300	1,800	Monterey
2. Tree planting	40 ea	70	2,800	"
3. Landscaping	30,000SF	.20	6,000	"
4. Irrigation	90,000SF	.25	22,500	"
5. Parking				
a. A.C. Paving	3500SF	1.50	5,250	"
b. Curbs	200LF	6	1,200	"
c. Storm Drains	-LS	-	4,000	"
d. Benches	10ea	200	2,000	"
6. Paths/Walks	16,000SF	.80	12,800	"
7. Boardwalk	3200SF	30	96,000	"
8. Signing	-LS	-	3,000	"
9. Picnic benches	4 ea	300	12,000	"
10. Bike racks	3 ea	300	900	"
11. Fishing pier	800 SF	50	40,000	"
12. Booms/Barriers	2 ea	300	600	"
13. Contingencies (5%)			10,542	"
14. Arch/Engr Fees (8%)			16,868	"

VIRGIN AVENUE DEVELOPMENT SUBTOTAL  
(MONTEREY RESPONSIBILITY)

\$238,260

Bike/jogging trail around lake and  
midlake bridge

1. Bike/jogging trail	14000LF	8	32,000	JPA
2. Mid-lake bridge	2000SF	50	100,000	"
3. Canyon Del Rey Blvd. Expansion			22,400*	
4. Contingencies (5%)			10,560	
5. Arch/Engr. Fees (8%)				

JOINT USE DEVELOPMENT SUBTOTAL  
(JPA RESPONSIBILITY)

\$171,560

PHASE II COST TOTAL \$932,671

\*The \$22,400 figure represents 8% of the cost of widening the south portion

PHASE III DEVELOPMENT  
(See Map for general location of projects)

<u>PROJECT</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>RESPONSIBILITY</u>
*Group Seating area and supervised activity area (including the 2 bridges) off Fremont Boulevard				
1. Tree removal	6 ea	300	1,800	Seaside
2. Tree planting	50 ea	70	3,500	"
3. Irrigation	50,000SF	.25	12,500	"
4. Stairs	2 ea	5,000	10,000	"
5. Seating	200 ea	40	8,000	"
6. Picnic benches	3 ea	300	9,000	"
7. Benches	10 ea	200	2,000	"
8. Toilet	1	40,000	40,000	"
9. Bridge	(2) 1,000SF	50	50,000	"
10. Contingencies	(5%)		6,840	"
11. Arch/Engr. Fees (8%)			10,944	"

FREMONT BLVD. DEVELOPMENT SUBTOTAL  
(SEASIDE RESPONSIBILITY)

\$154,584

\*Drainage structure and parking lot off Fremont Boulevard and bridge crossing channel off Del Monte Boulevard

1. Drainage structure off Fremont Blvd.	-	-	107,200	JPA
2. Parking				
a. A.C. paving	60,000SF	1.50	90,000	"
b. Curbs	2,000LF	6	12,000	"
c. storm drains	-LS	-	10,000	"
d. Irrigation	10,000SF	.25	2,500	"

<u>PROJECT</u>	<u>QUANTITY</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>	<u>RESPONSIBILITY</u>
3. Bridge Crossing channel off Del Monte Boulevard	1,000SF	50	50,000	JPA
4. Contingencies (5%)			13,585	
5. Arch/Engr. fees (8%)			21,736	

FREMONT AND DEL MONTE BOULEVARD DEVELOPMENT  
SUBTOTAL \$307,021

(JPA RESPONSIBILITY)

PHASE III COST TOTAL \$461,605

## C. WATER QUALITY

## WATER QUALITY IMPROVEMENTS

(See Map 3 for general location of projects)

PROJECT	QUANTITY	COST/MATERIALS	COST	RESPONSIBLE AGENCY
1. Dredging	160,000	2	320,000	All Jurisdictions
2. Aeration System	-----LS	---	3,000	in Canyon Del Rey
3. Bentonite System	1,000,000SF	.012	12,000	Watershed
4. Barrier/Fill	800CY	20	16,000	
5. Plant Relocations	-----LS	---	8,000	
6. Silt Basin (at Del Rey Oaks Driving Range)**			150,000	
7. Contingencies (10%)			50,900	
8. Engineer/Fee%			40,720	
WATER QUALITY IMPROVEMENTS SUBTOTAL			\$600,620	
(ALL JURISDICTIONS IN CANYON DEL REY WATERSHED RESPONSIBILITY)				
COST TOTAL			<u>\$600,620</u>	

\*A possible funding source for these improvements would be an EPA Clean Lakes Grant.

\*\*An alternative location for silt basin may be upper end of Laguna Grande Lake at an estimated cost of \$260,000.

PARK COST SUMMARY

<u>PHASE</u>	<u>SEASIDE</u>	<u>MONTEREY</u>	<u>JPA</u>	<u>OTHER</u>	<u>TOTAL</u>
LAND ACQUISITION	450,000	250,000	0	0	600,000
DEVELOPMENT					
I	302,478	214,274	0	0	516,752
II	347,701	238,260	149,160	175,150*	910,271
III	<u>154,584</u>	<u>0</u>	<u>307,021</u>	<u>0</u>	<u>461,605</u>
DEVELOPMENT SUBTOTAL	804,763	452,534	456,181	175,150	1,888,628
WATER QUALITY IMPROVEMENT	0	0	0	600,620**	600,620
GRAND TOTAL	<u>1,254,763</u>	<u>702,534</u>	<u>456,181</u>	<u>775,770</u>	<u>3,189,268</u>

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\*OTHER-Concessionaire

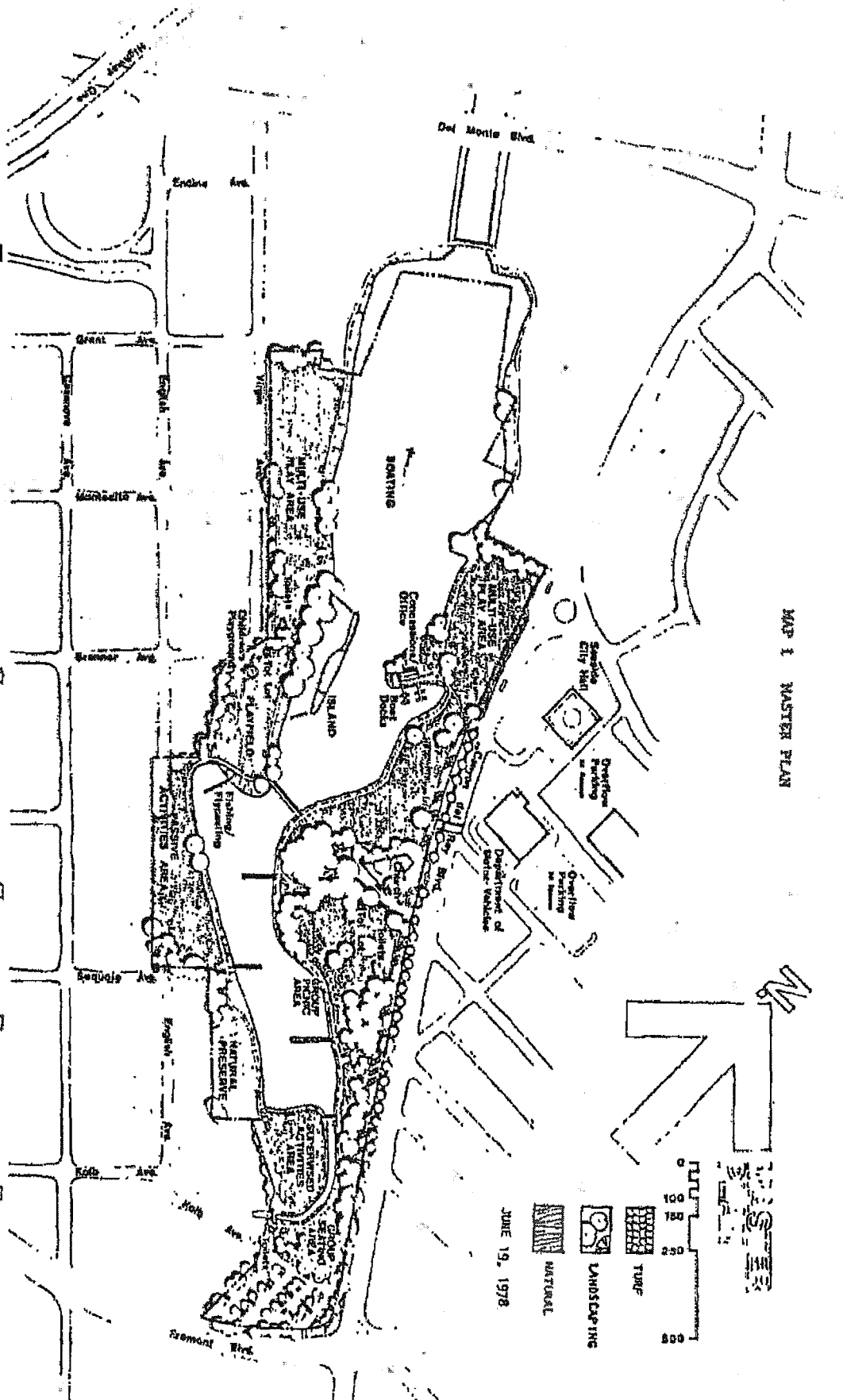
\*\*OTHER-All Jurisdictions in Canyon Del Rey Watershed

4) Operations and Maintenance

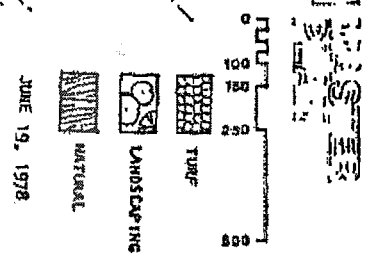
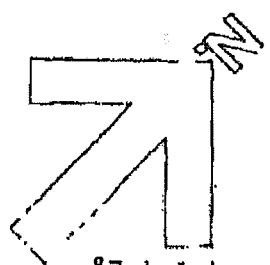
Operations and maintenance of the Park land and its facilities would be the responsibility of the two cities. Joint use areas would be maintained as determined by the Joint Powers Agency (JPA). The JPA would also coordinate general park maintenance and operation between the two cities. Water quality maintenance would be the responsibility of all jurisdictions in the Canyon Del Rey Watershed. The concessionaire shall be responsible for the operation and maintenance of the boat docks, office, snack bar and all boating equipment.

# Leguna Grande Regional Park

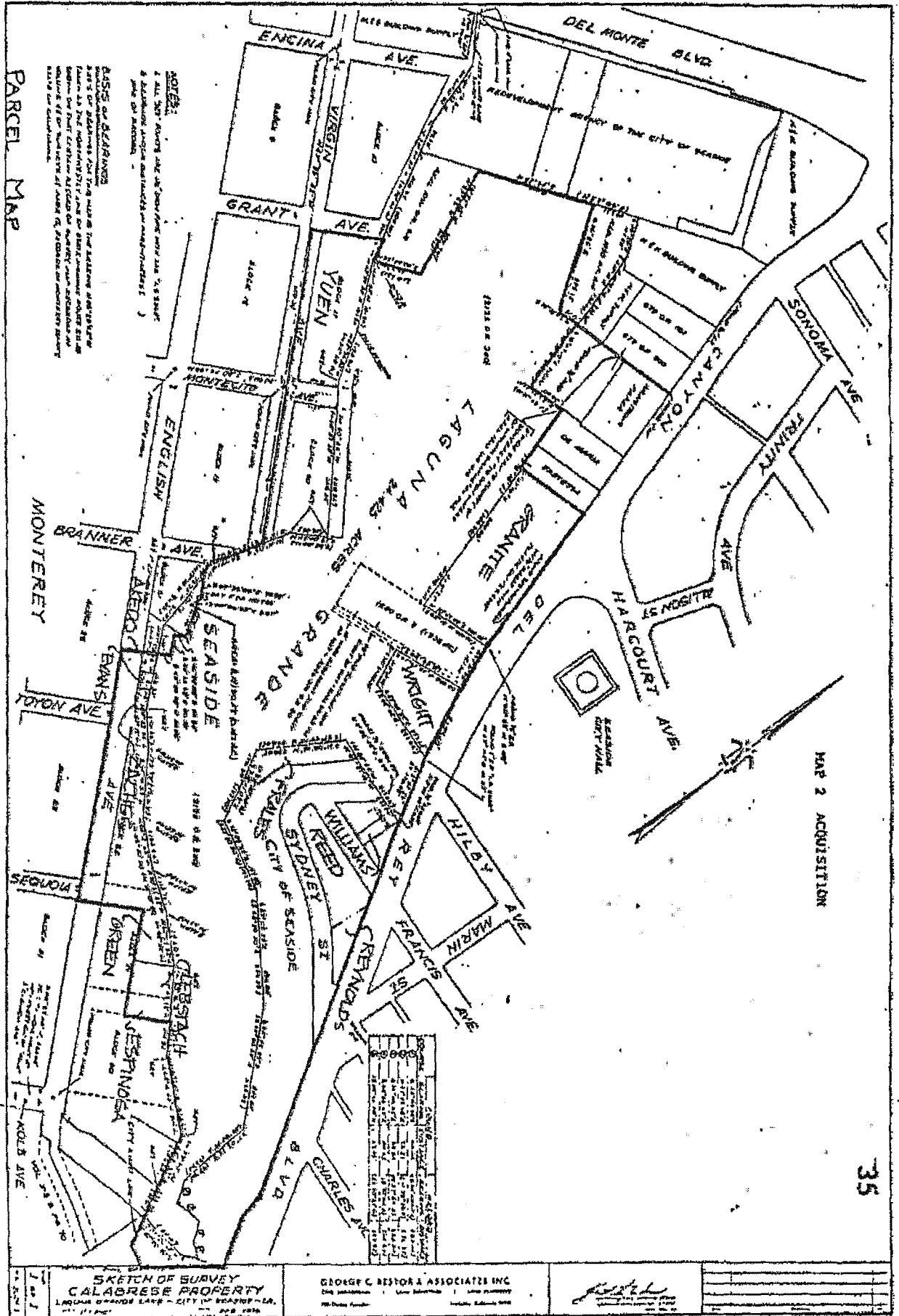
Leguna Grande Regional Park Joint Powers Agency



MAP 1 MASTER PLAN



JUNE 19, 1978





## SECTION TWO - EIR ADDENDUM

### I. INTRODUCTION

#### A. Purpose and Scope of the EIR Addendum

In accordance with Section 15061 (b) California State Guidelines for EIR's as amended, and the Laguna Grande Regional Park Joint Powers Agency Guidelines, the Laguna Grande Regional Park Joint Powers Agency has required an Environmental Impact Report. The Environmental Impact Report process is intended to enable the Laguna Grande Regional Park Joint Powers Agency to determine whether this project may have a significant effect on the environment, examine and institute methods of reducing adverse impacts, and consider alternatives to the project as proposed.

The Addendum is for "Environmental Impact Statement for Laguna Grande, Cities of Monterey and Seaside, California, prepared for the City of Seaside, California," prepared by Richard Murray and Associates, certified on February 13, 1974 by the City of Seaside Planning Commission. An additional EIR was prepared for a proposed project on the Granite Rock property in Seaside. The City of Seaside proposes to acquire this property for the park. This EIR "Racquetball Club Environmental Data Statement" dated October 18, 1976, was prepared by Bainbridge, Behrens, Moore, Inc.

#### B. Format

The introductory section (Section I) serves to define the purpose and scope of this Environmental Data Statement and as a guide for utilizing the various sections of this Environmental Data Statement.

Section II, the project description, describes the proposed action. Location, timing, and technical characteristics are described as presented by the developer.

Section III, the environmental impact evaluation, analyses in detail the potential impact of the proposed action on thirteen areas of environmental concern. For each area of concern, the evaluation includes:

- Description of Existing Conditions
- Projected Project Impacts
- Suggested Mitigations
- Unavoidable Impacts

The remainder of the report covers the additional informational requirements specified by CEQA.

## II. PROJECT DESCRIPTION

The Laguna Grande Regional Park Joint Powers Agency has proposed to develop the Laguna Grande Regional Park on Laguna Grande Lake and on a portion of the surrounding lands. The 12 acre lake and 12 adjacent acres of land are owned by the Monterey Peninsula Regional Park District. Land parcels to be incorporated into the park are owned, or will be acquired by the Cities of Monterey and Seaside. The proposed park would encompass 40 acres. The lake would contain 17.5 acres of water surface and the remaining 22.5 acres are land. A complete description of the project is included in the accompanying Master Plan map and text.

## III. ENVIRONMENTAL IMPACT EVALUATION

This section analyses in detail the potential impacts of the project on all areas of environmental concern. As required by CEQA, the evaluation includes a description of the existing conditions, a projection of impacts, a list of suggested mitigations, and a detail of unavoidable and irreversible effect. Impact evaluation will include an analysis of both short term construction effects and changes fostered by completion of the project.

### A. Geology/Soils

#### 1. Existing Environmental Conditions

- a. Reference is made to "Environmental Impact Statement for Laguna Grande," pp.4-5, 8-9.
- b. Additional information includes:

A recently published Geotechnical Study completed for Monterey County and participating cities by Burkland and Associates and USGS. Publications indicate that there is a difference of opinion regarding the existence of a suspected inactive fault trace under Laguna Grande and Roberts Lake.

In the latter part of 1974, the USGS issued a "Preliminary Geologic Map of the Monterey and Seaside 7.5 Minute Quadrangles, Monterey County, California with Emphasis on Active Faults", by Clark, Dibblee, Greene and Bowen. This particular Map does not indicate a fault line under Laguna Grande, however it does display an off-shore "sea-floor trace of angular discordance (unconformity or thrust fault)" which appears to be aligned approximately with Roberts Lake and Laguna Grande. However, the Burkland and Associates map represents a compilation of previously published regional geologic maps and does indicate that a buried fault trace extends through Roberts Lake and Laguna Grande.

In reviewing this differing of opinions, the Howard F. Donley and Associates Report concludes:

"In view of the differing conclusions reached from the presently available regional data there does not appear to be sufficient evidence to reach definite conclusions regarding the location of the suspected fault or potential seismic hazard, if any, to the proposed construction"<sup>1</sup> (reference is made to the drainage channel between Roberts Lake and Laguna Grande).

Because of the conflicting evidence (maps published by the USGS indicate a convergence of several faults in this area) the worst possible condition, a buried fault trace beneath the site, should be considered. Compliance to earthquake standards for construction is mandatory.

## 2. Impacts

Development of the site will induce potential geologic impacts and generate potential risks. Due to the uncertain geologic evidence regarding faults in the area, it is assumed that the potential for movement or shock from this source is present. The danger is compounded due to the nature of the surrounding area of saturated sandstones and lake mud. Even when compacted these areas are subject to exaggerated shaking effects during earthquakes. Structural stability will be a problem and adequate engineering standards should be adhered to.

The site lies within a potential flood zone. During 100 year storms, Laguna Grande will rise to 12 feet above sea level. The current lake elevation is approximately 8 feet above sea level and occupies 12 acres. At flood stage this would impair use of the proposed park and could do damage to landscaping and structures within the 12 foot elevation.

Addition of the project will slightly alter runoff from the area immediately surrounding the lake. In addition, runoff from parking area will carry with it some concentrations of lead, asbestos and tar. This will influence biotic activity in the lake to a minor degree. Recharge locally will be affected by the addition of the impervious surfaces increasing the runoff that will be channelized into storm drain systems.<sup>2</sup>

<sup>1</sup>Bainbridge, Behrens and Moore, Inc., Racquetball Club Environmental Data Statement (October, 1976) p.11-12.

<sup>2</sup>Ibid., p.12-13.

### 3. Mitigations

- a. Insure that earthquake building codes are adhered to in structural design of facilities.
- b. Utilize the flood plain zoning ordinance adopted by the City of Seaside to regulate structure design.
- c. The building departments should examine the need for geologic studies as required.

### 4. Unavoidable Adverse Impacts

- a. Placement of structures in a risk zone.
- b. Interference with local drainage patterns.
- c. Increase in impervious surfaces.

## B. Climate and Air Quality

Reference is made to "Environmental Impact Statement for Laguna Grande", p.6,7.

## C. Noise and Vibration

Reference is made to "Environmental Impact Statement for Laguna Grande", p.20.

## D. Hydrology and Water Quality

Reference is made to "Environmental Impact Statement for Laguna Grande", p.13.

### 1. Existing Environmental Conditions

Laguna Grande is but a small part of the 16.8 square mile Canyon del Rey watershed. The tributary watershed drains into Canyon del Rey Creek, which flows into Laguna Grande then into Roberts Lake and eventually into Monterey Bay. Rolling hills, sandy soil, grass and scattered trees are characteristic of the watershed area. The sandy soil greatly contributes to the sedimentation and silting at the southern inlet to Laguna Grande.<sup>3</sup>

The current lake elevation is 8 feet above sea level and occupies approximately 12 acres. During a 100 year storm, the lake would rise to 12 feet above sea level and occupy 38 acres.<sup>4</sup>

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<sup>3</sup> Koretsky King Associates, Monterey County Master Drainage Plan, Canyon del Rey Watershed, Draft Copy Sections I through V (March 1977)  
p. I-2.

<sup>4</sup> Bainbridge, Behrens and Moore, Inc., op.cit., p.11.

Waterflow data is available from the USGS Gauging station in operation in Canyon del Rey Creek above stream from Laguna Grande. The minimum recorded flow was during the period of August 1-15, 1967, with no flow recorded. The peak recorded flow was during a 1974 storm, 66 cubic feet per second. Additional waterflow is from the City of Seaside storm drain discharge into the lake.

Laguna Grande has been designated as significantly polluted by AMBAG from a survey conducted in December 1976. Laguna Grande and Roberts Lake are in poor health, i.e. eutrophic. This is manifested by the evident worsening of their water quality. Eutrophication is the result of man's impact from urbanization on the surrounding ecosystem. Both lakes are subject to high inputs of nutrients and sediment, characteristic of urban runoff, which have been identified as the basic causes of eutrophic degeneration.<sup>7</sup>

The present water quality of the lake restricts its use. Its condition must be improved if the present and anticipated future uses of the water as outlined by the State Water Resources Control Board (SWRCB) are to be realized. These uses include ground water recharge, water contact recreation, non-contact water recreation, and wildlife habitat.

The present lake water is viable for both microscopic and large forms of flora and fauna. Some species of diversity is exhibited. Both Laguna Grande and Roberts Lake are surrounded by a fringe of tule growth (*Scirpus*). This emergent plant provides habitat for larval stages of aquatic fauna and nesting places for birds. It also acts as a sediment trap, and this helps facilitate the transition from an aquatic to a terrestrial environment.<sup>8</sup>

## 2. Impacts

- a. Water quality improvements - The recommendations of the "Proposed Technical Alternatives for Laguna Grande and Roberts Lake" would improve the water quality. Dredging of the lake bottom, removal of the muck swamp and related earth work during construction would temporarily increase the sediment load in the water. The lake restoration will eventually reverse the trend of eutrophication and a more biologically balanced water body will result.

<sup>5</sup> Koretsky King Associates, op. cit.

<sup>6</sup> Bainbridge, Behrens and Moore, Inc., Water Resources, City of Monterey General Plan Technical Study (May 1977) p.24.

<sup>7</sup> Koretsky King Associates, The Planning Collaborative, Inc., Earthmetrics, Inc., Proposed Technical Alternatives for Laguna Grande and Roberts Lake (August 1977) p. 1-1.

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<sup>7</sup> Koretsky King Associates, The Planning Collaborative, Inc., Earthmetrics, Inc., Proposed Technical Alternatives for Laguna Grande and Roberts Lake (August 1977) p. I-1.

- b. Street surface contaminants reaching Laguna Grande via pavement runoff would increase as a result of increased traffic within the Laguna Grande drainage basin and from use of the proposed parking lots. These particulate materials from vehicles include materials of combustion, petroleum products and rubber. The increase in impervious surfaces in the form of parking lots and paved walkways would marginally increase the amount of runoff reaching the lake.

3. Mitigations

- a. The Canyon del Rey Creek Watershed Zone of the Monterey County Flood Control and Water Conservation District should be formed to pay for the water quality facilities and maintenance on the site and above stream. The Cities of Monterey, Del Rey Oaks and Seaside, the Monterey Peninsula Regional Park District, and the County of Monterey should form the watershed zone.
- b. Provide leaching fields for parking lot storm drains to filter out contaminants carried by runoff water eventually seeping into the lake.
- c. Retain some native flora association near the waters edge.
- d. Use native and drought resistant plants requiring a minimum of irrigation and fertilization. Use water from the lake for irrigation.

4. Irreversible Adverse Impacts

The increase in runoff into Laguna Grande as a result of the parking lots and walkways represents a irreversible adver impact.

E. Vegetation and Wildlife

1. Existing Environmental Conditions

Reference is made to "Environmental Impact Statement for Laguna Grande", p.15.

The California Tule (Scirpus Californicus) grows at the edge of the lake. This plant harbors vector species which can be a nuisance or cause health problems. It also contributes nitrogen to the water adding to the pollution problems. The tule provides a nesting ground for many species of water fowl Documented information from the California Fish and Game Department indicates Roberts Lake to be a more favorable habitat for aquatic birds, containing approximately twice t' number than Laguna Grande.

2. Impacts

- a. Removal of Vegetation - Koretsky King Associates, the 208 Case Study water quality consultants, recommend removal of the majority of the nitrogen producing tule growth and improving the quality of that portion to remain. Laguna Grande and Roberts Lake have a total of approximately 8.29 acres of tule growth. 6.77 acres are in Laguna Grande, including the acreage of the muck swamp. Approximately 6.21 acres of tule growth would be removed from Laguna Grande. Removal of this vegetation would result in gradual changes in plant and animal diversity locally.
- b. Changes in Microclimate - Decreased total plant cover may be expected to change humidity levels locally and wind patterns across the site.

3. Mitigation

- a. The Monterey Office of the California Department of Fish and Game is amenable to the removal of tule growth from Laguna Grande providing additional waterfowl habitat is provided in Roberts Lake. Of the 6.21 acres of emergent vegetation removed from Laguna Grande, 2.80 acres would be replaced by providing loafing islands, and additional tule growth. A net loss of 4.88 acres of tule growth would result. However, the result would be a much higher "quality" of waterfowl habitat. This is acceptable to the Fish and Game Department.
- b. Preserve and add to the riparian association around the lake.

4. Unavoidable Adverse Impacts

To the extent that vegetation alteration effects breeding and migration of fauna. This is an adverse impact.

F. Energy

1. Existing Environmental Conditions

Energy usage in the area is confined to street lighting.

2. Impacts

The boat concession and snack bar would require electrical and perhaps gas energy for its operation. The consumption of energy would be minor, much less than that of a single family home.

3. Mitigation

Adequate insulation especially in the roof area, would conserve energy. Use of passive solar energy, e.g., proper orientation of the building, location of window, overhangs would reduce fuel consumption.

4. Unavoidable Adverse Impacts

To the extent that these impacts are not mitigated this energy use is unavoidable.

## G. Aesthetics

Reference is made to "Environmental Impact Statement for Laguna Grande", Scenic Views, Visual Landscape and Community Identity, p.23.

### 1. Existing Environmental Conditions

The site includes Laguna Grande Lake and as well the land areas bordering the lake on the east, south and west sides. The property is currently visible from all sides. Water views are from the Highway 1 Freeway Del Monte Boulevard, Canyon del Rey Boulevard (including the Seaside City Hall) and from the residential areas bordering the property on the west.

### 2. Impacts

Development of the park and its landscaping will replace a somewhat misused and neglected natural setting. The minor structures and parking lots will intrude slightly into that environment. The south parking lot and its accompanying landscaping will improve the unsightly land-fill deposits in that area. Scenic vistas will be retained and enhanced.

### 3. Mitigation

- a. Landscaping should be of native species and should not restrict present scenic vistas.
- b. Place all utilities underground.
- c. Design structures to minimize their impact on the natural setting.
- d. Provide curbs, gutters and sidewalks on Canyon del Rey Boulevard, and along Virgin Avenue on the west side of the lake.

### 4. Irreversible Adverse Impacts

None.

## H. Archeology and History

Reference is made to "Environmental Impact Statement for Laguna Grande", p.24.

## I. Land Use

Reference is made to "Environmental Impact Statement for Laguna Grande", patterns of Urbanization, p.6, and Existing Urbanized Patterns, p.21.

## J. Economics and Public Services

1. The project lies in the political boundaries of the Cities of Monterey and Seaside. Portions of the property are in private ownership and are to be acquired by the respective cities for park use. Both cities will provide services to the facility. Additional public/utilities services include:

<u>Service</u>	<u>Agency</u>
Gas and Electric	PG&E
Water	Cal American
Solid Waste	Monterey Peninsula Disposal Ser
Telephone	Pacific Telephone
Air	Airport District
Park	Monterey Peninsula Regional Par
Education	Monterey Peninsula College
Education	Monterey Peninsula Unified School District
County	Monterey County
Regional	Coastal Commission
Mosquito Abatement	North Salinas Valley Mosquito Abatement District

## 2. Impacts

Improvements to the site would necessitate additional service expenditures by local government. Service impacts by function can be summarized as follows:

### a. Fire and Police Protection

The park property is divided by the city limits line common to both the Cities of Monterey and Seaside. Each city will provide service to its own side on a coordinated basis.

### b. Schools

The project should place no demands on the Monterey Peninsula School District since no population increases result from the project.

### c. Sewage Treatment and Disposal

The project would generate up to 4000 gallons of sewage effluent per day\*. The Seaside Water Pollution Control Plant was designed to accommodate a flow of 3.0 million gallons per peak day which has been exceeded recently. Plans have been made to increase this capacity through the development of a regional processing plant.

### d. Water Supply

Potable Water can be supplied to the project by Cal-American Water Company because the site is part of the urban renewal development area. The proposed project would result in a minor increase in water consumption in the area. Water from the lake will be used for irrigation.

\*Based on: 400 users at 10 gallons per user

e. Solid Waste

Total solid waste generated by the project should approximate twenty cubic yards a week or seven cubic yard loads. The implementation of this project is not expected to decrease the lifetime of the existing sanitary facility.

Additional land parcels to be acquired would remove revenue producing properties from the tax rolls.

3. Mitigations

The project will improve property values of the adjacent properties, offsetting revenues lost from the acquired lands being removed from tax rolls. Irrigation utilizing water from Laguna Grande would be an aid in water conservation. Low flush toilets would also save in water consumption.

4. Irreversible Adverse Impacts

Increased services demand on local governments.

K. Traffic

1. Existing Environmental Conditions

The site fronts on Canyon del Rey Boulevard (State Highway 218). Major traffic arteries on the north and south are Del Monte and Fremont Boulevards respectively. Canyon del Rey Boulevard is a major traffic artery connecting Del Monte and Fremont Boulevards. Traffic counts available from the City of Seaside Public Works Department, dated 1973, indicate 6,600 A.D.T. on Saturday and 5,190 A.D.T. on Sunday. The average A.D.T. was 7,004.

No traffic counts are available for the residential streets that serve the neighborhood on the City of Monterey side of Laguna Grande. Monterey Peninsula Transit serves the site on Canyon del Rey, Del Monte and Fremont Boulevards.

2. Traffic and parking demands can be expected as a result of project implementation. Maximum potential traffic volumes are predicted assuming most traffic would use the parking facilities off Canyon del Rey Boulevard:

Carrying Capacity of Park:	812 users
Turnover	<u>812 users</u>
	1624 ÷ 4 users/auto = 406 trip ends

This total represents an increase in traffic on Canyon del Rey Boulevard of 8%.

3. Mitigations

- Develop directional signing to indicate major entrances and parking facilities for the park.
- Discourage traffic and parking in the neighborhood area on the City of Monterey side.
- Encourage use of bus service, bicycles and walking as alternate modes of transportation to the site.

4. Unavoidable Adverse Impacts

Increased automobile traffic on Canyon del Rey Boulevard.

#### IV. GROWTH INDUCING IMPACTS

The project will increase the need for construction labor in the area. With an area wide unemployment rate approaching 7%, the local labor pool should easily fill this need.

The addition of the park meets the neighborhoods needs for more parks, and is a growth inducement to improve existing and vacant properties. Another aspect of growth inducement is the increase in property values on adjacent properties. The expected appreciation will give low intensity users an impetus to increase the intensity of their use.

#### V. SHORT-TERM USES AND LONG-TERM PRODUCTIVITY

Development of the site in the proposed park use would retain and increase the availability of present open space for use by future generations. The proposed use would improve the water quality of Laguna Grande. Long-term effects would include reduction of air quality, traffic safety, loss of tax revenues on lands to be acquired, plus increases in service demands. These long-term impacts are offset by the social and economic advantages of the project.

#### VI. IRREVERSIBLE IMPACTS

The project would require the essentially permanent commitment of the site, building material, human resources, and energy resources necessary for its construction and maintenance. Gasoline and other energy resources would be expended in both construction and maintenance. Fuel used by automobiles and energy used for operation and maintenance of the development represent resources that would be irretrievably committed, given project approval. In addition the project would require increases in public services.

#### VII. ALTERNATIVES

Consideration of the alternatives includes an analysis of the following options:

##### A. No Project

The no project alternative would deny the proposed use. The proposed use corresponds with the designations suggested by the appropriate area plans. Denial of use for a park would force portions of the land to be developed in its present zoning. Recreational needs of the community would not be met. Eutrophication of Laguna Grande would continue. Un-sightly landfill areas would remain a hazard and nuisance. The muck swamp with its quicksand characteristic would continue to be a hazard.

The immediate impact of not permitting construction would be avoidance of earth grading, construction noise, visual interruption, public service increases and traffic congestion.

Impact on wildlife would also be avoided.

**B. Alternative Use**

An alternative use scheme could include reverting back to the "U" zoning on the City of Seaside land allowing for retail commercial, convention center or recreation uses as suggested in the "Urban Renewal Plan." The intensive commercial/residential alternatives would pose greater environmental harm in terms of visual disruption, air and water pollution and traffic.

VIII. PERSONS RESPONSIBLE, PERSONS CONSULTED & BIBLIOGRAPHY

A. Parties Responsible

J.P. Manachek, A.I.A., Staff

J.P. Manachek  
Pamela Weigle

B. Persons Consulted

City of Monterey

Leo McIntyre, Public Works Director  
Harold Benadom, Police Chief

City of Seaside

Ted Thoery, Public Works Director  
Ben Cooper, Police Chief

County of Monterey, Parks Department

Earl Smith, Director  
Jim Blocker, Assistant Director

C. Bibliography

1. Bainbridge, Behrens, and Moore, Inc., Racquetball Club Environmental Data Statement, October 18, 1976.
2. Bainbridge, Behrens, and Moore, Inc., Water Resources, City of Monterey General Plan Technical Study, Mar 1977.
3. City of Monterey Planning Department with Bainbridge, Behrens and Moore, Coleman and Williams, Planning Analyses for the Del Monte Grove Neighborhood Plan, January 1977.
4. City of Seaside, Neighborhood Development Program, Laguna Grande Area, Urban Renewal Plan, Amended July 13, 1972.
5. Department of the Interior, Bureau of Outdoor Recreation, Outdoor Recreation Space Standards, 1970.
6. Koretsky King Associates, Monterey County Master Drainage Plan, Canyon del Rey Watershed, Draft Copy, Sections I Through V, March 1977.
7. Koretsky King Associates, The Planning Collaborative, Inc., Earthmetrics, Inc., Proposed Technical Alternatives for Laguna Grande and Roberts Lake, August 1977.
8. Murray, Richard, Associates, Environmental Impact Statement for Laguna Grande, Cities of Monterey and Seaside, California Prepared for the City of Seaside, California Certified February 13, 1974.
9. Urban Research Development Corporation, for Bureau of Outdoor Recreation, U.S. Department of the Interior, Guidelines for Understanding and Determining Optimum Recreation Carrying Capacity, 1977.

## IX. EIR COMMENTS AND RESPONSES

LAGUNA GRANDE MASTER PLANFINAL EIR

In accordance with Section 15146 of the State EIR Guidelines, this document constitutes the Final Environmental Impact Report for the proposed Laguna Grande Regional Park Master Plan. The Final EIR consists of the following:

1. The Draft EIR (attached)
2. A list of persons, organizations and public agencies commenting on the Draft EIR:

Elliott, Bruce California Department of Fish and Game Written Communication	August 27, 1977
Lobay, Anthony City of Pacific Grove Written Communication	September 2, 1977
Moser, Earl Sierra Club Written Communication	September 12, 1977
Pape, H.E. Jr. U.S. Corps of Engineers Written Communication	September 28, 1977
Jones, Ken California Regional Water Quality Control Board Central Coast Region Written Communication	September 12, 1977
Mounday, Lynne County of Monterey Written Communication	September 14, 1977
Kravchina, Gregory St. Seraphim Greek Orthodox Church of Monterey, Inc. Written Communication	September 14, 1977
Caty, Doug Association of Monterey Bay Area Governments Written Communication	September 15, 1977

Laguna Grande Master Plan  
 Final EIR, May 23, 1978  
 page two

3. Comments and recommendations received on the Draft EIR (attached)
4. The response of the Joint Powers Agency to significant points raised in the review and administration process:

ELLIOTT COMMENTS: No significant comments

LOBAY COMMENTS: Page 1, paragraphs 3 and 4 "Traffic." In response to Mr. Lobay's comment, Mitigation III, k.3.d. is added to install a crosswalk on Canyon Del Rey Boulevard at Hilby Avenue connecting the Department of Motor Vehicles with the Park.

MOSER COMMENTS: Page 1, "removal of reeds" see Mitigation III. E.3. a. & b. Page 2 "Introduction of water hyacinths." The Plan no longer proposes to use water hyacinths.

PAGE COMMENTS: Page 1, No. 1 "Financing." See Section V.D.3, 4 and 5 which addresses cost estimate, financing opportunities and maintenance responsibility. Page 1, No. 2 "Flooding" See Section III. A.3.b. which proposes to use City of Seaside Flood Plain Ordinance to regulate structure design.

JONES COMMENTS: Page 1, paragraph 1, "Dredging Disposal" Add Mitigation III. D.3.E. Dredged spoil shall be disposed at a solid waste site location to be approved by the Regional Water Quality Control Board.

MOUNDAY COMMENTS: Page 1, paragraph 2. In response to Mr. Mounday's comments on Roberts Lake, Laguna Grande Regional Park does not include Roberts Lake. There is, however, a strong relationship between the two lakes. This relationship is studied in detail in the County of Monterey's Canyon Del Rey Creek Master Drainage Study and AMBAG, 208 Water Quality Management Plan for Laguna Grande and Roberts Lakes.

KRAVCHINA COMMENTS: No significant comments.

CATY COMMENTS: Comments 1 through 12 address the Plan and not the environmental impact of the Plan.

PAGE 2, No. 13: Not a significant comment.

PAGE 2, No. 14: See Section III. D.3.b. which mitigates impacts from parking lot pollutants.

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PAGE 2, NO. 16: Not a significant comment.

PAGE 2, No. 17: "Hadite Filters." The Plan has been changed to remove Hadite Filters.

PAGE 3, NO. 19 and 20: No significant comments.

PAGE 3, NO. 21: "Curbs, gutter and sidewalk drainage." Drainage alternatives are prescribed in Section V.C.5.

DEPARTMENT OF FISH AND GAME  
2201 Garden Road  
Monterey, California 93940  
(408) 373-0901

RECEIVED  
AUG 24 1977

SEASIDE PLANNING  
COMMISSION

22 August 1977

Mr. Dan Donahue  
Koratsky King Associates  
661 S. Harbour Way  
Richmond, California 94804

Dear Mr. Donahue:

Per our conversation with you and Messrs. Bual and Manachek here in Monterey on August 15, the following constitutes the Department of Fish and Game's recommendations for mitigation and management of wildlife habitat preserved and/or developed at the Lake Roberts - Laguna Grande Park in Seaside:

1. The border of large trees and shrubs (riparian vegetation) surrounding the Laguna Grande portion of the planning area should be retained. Unless it is absolutely necessary for reasons of safety, none of the large trees such as cottonwood, sycamore, and native conifer species should be trimmed or removed; this also includes standing dead trees (snags) which feature special values as potential nest-sites for certain bird species. We do recommend eventual substitution of the eucalyptus trees with native forms, but such replacement should be phased in by increments so that tree-roosting sites continue to be available in quantity. We recognize the desirability of the plan design to remove much of the decadent tule marshland about Laguna Grande, but to mitigate for the loss of wetland habitat due to intensive development of the Laguna Grande portion of the Park, we request the establishment of an enhanced marshland habitat in the southern one-third of Lake Roberts. Per our discussion, this should include the encouragement of emergent aquatic vegetation in the subject area, including the introduction of appropriate wildlife cover and food plants (recommendations to follow under separate cover) and efforts to ensure their successful establishment and management. Also, the establishment of at least two waterbird 'loafing islands', each at least 12 feet square and elevated above the normal water surface, to be located at least 100 feet offshore from the southern shoreline of Lake Roberts. A floating log boom should be anchored so as to extend on an east-west azimuth across Lake Roberts, separating the southern one-third of the Lake as a wildlife area from the model remote-controlled boat-racing courses on the northern portion of the Lake.

Mr. Dan Donahue

22 August 1977

2. An ongoing effort should be conducted to remove domestic waterfowl species from both Lake Roberts and Laguna Grande, so to reduce the possibility of inducing disease to the native water-associated birds using the Park. Also, a sign should be erected facing the paved parking area on the southwest corner of Lake Roberts proclaiming the area as a dedicated wildlife area and requesting that domestic birds not be introduced to the area.
3. To retain a vestige of wildlife habitat along the shoreside of Laguna Grande, and to enhance the fishery that you have indicated you intend to develop in the Laguna, we further recommend that willow slip plantings be established in groupings of approximately 35 feet in length at regular intervals along the southern bank of Laguna Grande and also along that entire length of shoreline south of the natural wildlife island designated on your map across the Laguna from the boat docks. Further, some willow clumps should be established on the latter island, and a floating log boom be extended from the east and west ends of the island to a point on the southern shore opposite each end to (1) provide a roosting bar for waterfowl, and (2) preclude boaters from entering the passage between the island and the mainland.

The incorporation of the recommendations described above should meet with the Department of Fish and Game's concerns for marsh protection and enhancement, public fisheries access, and wildlife habitat preservation at the site of the regional park.

Sincerely,



Bruce Elliott  
Associate Wildlife Manager-Biologist  
Region 3

BE/ncf

cc: ✓ Bruce Buel, City of Seaside  
J. F. Manachek, Architect

CITY COUNCIL  
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MAYOR  
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CITY CLERK AND TREASURER  
THEODORE G. MORRIS  
CITY ATTORNEY

## CITY OF PACIFIC GROVE

PACIFIC GROVE, CALIFORNIA 93950  
TELEPHONE (408) 375-9861

September 2, 1977

RECEIVED  
SEP 7 1977

SEASIDE PLANNING  
COMMISSION

Mr. Gary Tate  
Laguna Grande JPA  
Staff Secretary  
c/o Seaside City Hall  
440 Harcourt Avenue  
Seaside, CA 93955

Subject: Laguna Grande Regional Park Master Plan  
and Draft EIR Addendum

Dear Gary:

Thank you for providing the opportunity to review the Laguna Grande Regional Park Master Plan and Draft EIR. We look forward to the successful implementation of this truly exciting project which will contribute greatly to meeting the recreational needs of not only the residents of Seaside and Monterey but of the entire Monterey Peninsula.

The comments contained in this letter are those of our department and do not necessarily represent the views of the City Council. I would like to say that the Master Plan and accompanying EIR represent a real effort to provide a concise, comprehensive, and readable document which both the public and decision makers can readily understand and use.

The only comments we have pertain to the traffic portion of the EIR (page 27). Perhaps the issues of crossing Canyon del Rey Blvd. have been addressed by the Laguna Grande staff and were not considered significant enough to appear in the EIR. However, it would appear that the development of entrance facilities along Canyon del Rey for the park may generate a need for improved crosswalks and possibly even a signal light in the vicinity of City Hall or the DMV office.


The EIR notes that the average ADT is approximately 7000 while with reduced counts on the weekend totalling approximately 6600 ADT. It is not clear from the EIR whether a similar pattern will persist after the park is opened, although the EIR notes that traffic on Canyon del Rey will increase by 8%. ✓

Mr. Gary Tate  
September 2, 1977  
page two

Our concern about traffic arises from the concern about the kids who will be coming to the park both after school and on weekends. Undoubtedly, they will have to cross Canyon del Rey. Not only are the traffic volumes important, but also the critical speed for Canyon del Rey, which according to the latest Seaside radar surveys varied between 35-38 mph, and the lack of improved crosswalk facilities between Fremont Avenue and City Hall.

At the minimum it would seem that the development of the park should be coordinated with crosswalk street improvements along Canyon del Rey. In addition, the JPA, perhaps jointly with CALTRANS, should consider whether the traffic situation anticipated from the completed project may warrant signalization, pedestrian overpasses, or other safety improvements.

Sincerely,



Anthony W. Lobbay  
Assistant Planning Director

AWL:jjm

September 12, 1977

To - Monterey Peninsula Regional Park District

Subject - Proposed Development Plan for Laguna Grande Regional Park

The following remarks have to do with that part of the plan which:-

1. Proposes dredging of the upper portion of the lake, i.e., the portion near Fremont Blvd.
2. Removing the reeds which now grow along the banks there.
3. Introducing water hyacinths in their place.

A. Removal of Reeds.

The report states -

"Removal of tules is proposed. These plants compound the problems of trying to maintain water quality. The surfaces of the stems and leaves of such plants provide enormous surfaces for bacterial and algal growths, many of which can fix atmospheric nitrogen into nitrates and that is exactly what we do not need in these lakes."

This suggestion that underwater bacteria and/or algae fix atmospheric nitrogen and form nitrates represents a theory I have not previously encountered. After consulting waste water treatment authorities I am skeptical of the theory and therefore ask for supporting documentation.

Contrary to this proposal I suggest that tules serve an important function in reducing pollution of surrounding water. As suggested by the report the stems and leaves provide surfaces for bacteria which break down organic molecules and convert them to harmless substances, - such as H<sub>2</sub>O and CO<sub>2</sub>.

As a matter of fact vegetation similar to tules is used in a number of waste water treatment projects. I have personally observed such treatment at the huge Melbourne, Australia, Werribee Farm plant where I was assured of its effectiveness.

In addition reeds are useful in providing a refuge for wild fowl.

For these two reasons I strongly suggest that the natural growth of reeds in the upper sections of the lake not be removed.

B. Introduction of Water Hyacinths.

It is well known that these introduced plants are a severe pest in the waterways of Florida:

Besides crowding out other plant life and blocking the passage of boats they pollute the water unless frequently harvested. Decay of the enormous quantity of plants removes oxygen from surrounding water thus killing marine animals. Eutrophication results. The only way to avoid such eutrophication is to frequently harvest the hyacinths. This would be costly and disposal would be a problem. The suggestion that income might result from sales of the plants is impractical unless expensive processing facilities were available. The volume from this pond would not be sufficient to justify such facilities.

The overpowering reason why this exotic plant should not be brought to the central coast of California is the danger of escape. If it is put into Laguna Grande it would be only a matter of time before it would be found taking over in Elkhorn Slough, the Carmel River Lagoon and other lagoons along the coast. This would be a disaster.

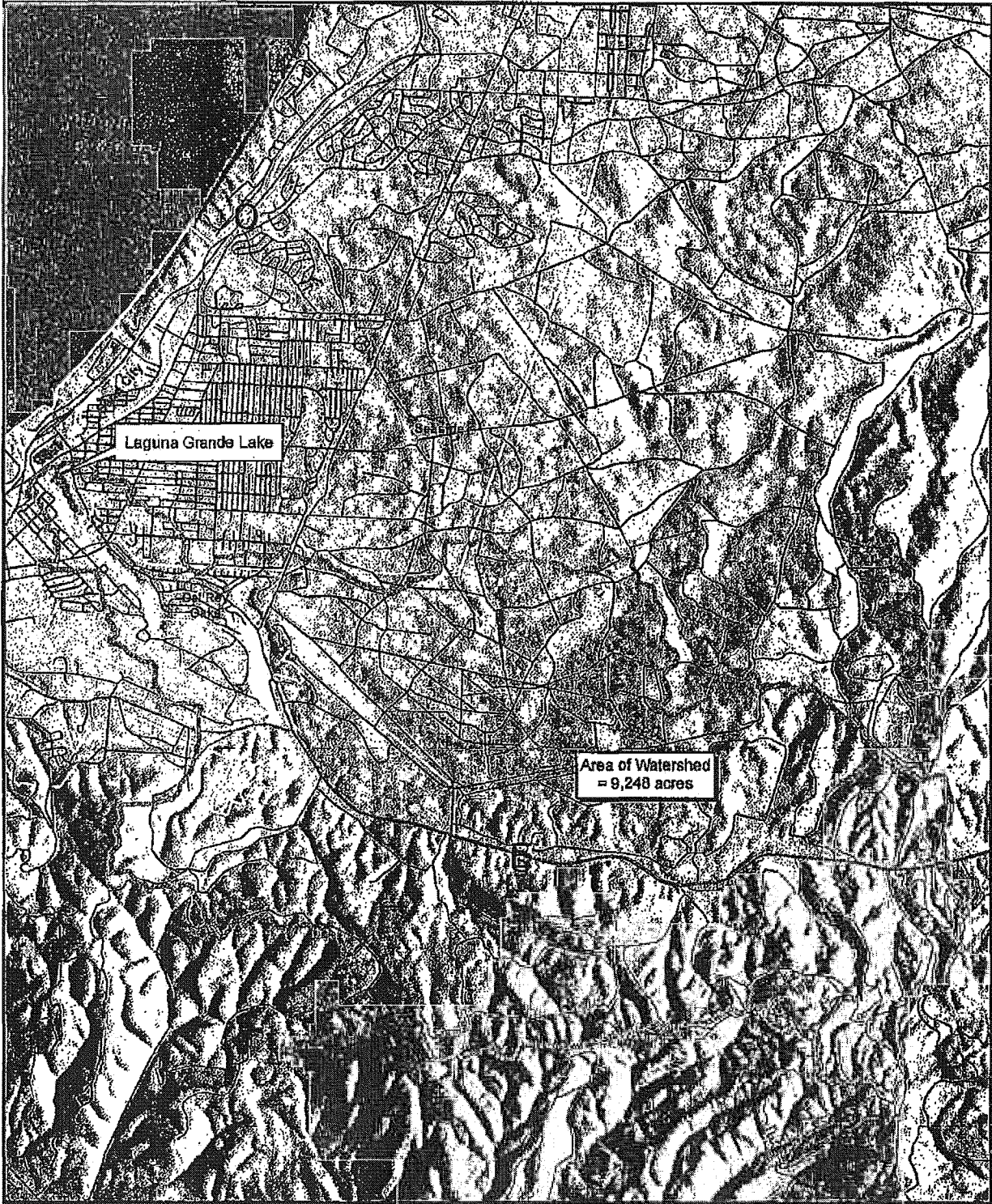
SUMMARY --

The reeds in the upper part of Laguna Grande should remain and introduction of water hyacinths in their place should be avoided because: --

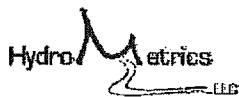
1. The reeds help cleanse the water.
2. The reeds provide cover for water fowl.
3. Water hyacinths could pollute the water unless costly harvesting were employed.
4. Water hyacinths, if introduced, could run rampant and become a disaster.





  
Earl L. Moser

Hacienda Carmel  
Carmel, California 93921



Laguna Grande Lake Watershed



-  Laguna Grande Lake Watershed
-  City Boundaries
-  Highways
-  Streets



AGREEMENT

LAGUNA GRANDE REGIONAL PARK

JOINT POWERS AGENCY

ARTICLE I

PURPOSE AND JURISDICTION

SECTION 1. CREATION OF AGENCY:

Pursuant to Government Code Sections 6500 et seq. and subject to the terms, conditions and limitations contained in this Agreement, the CITIES OF MONTEREY and SEASIDE and the MONTEREY PENINSULA REGIONAL PARK DISTRICT hereby establish and create the LAGUNA GRANDE REGIONAL PARK JOINT POWERS AGENCY.

SECTION 2. PURPOSE:

The purpose of the Agency is to exercise the powers common to the parties hereto and coordinate the development and maintenance of LAGUNA GRANDE REGIONAL PARK for the use and benefit of the citizens of the Monterey Peninsula.

SECTION 3. PUBLIC AGENCY:

The Agency is a public agency, separate and distinct from the member agencies and any obligations, actions or liabilities shall be construed as those of the member agencies. It shall have the right to sue and be sued, contract, expend funds, and have all other rights, duties and powers to carry out its purposes except as said powers are specifically limited by this Agreement.

SECTION 4. ADOPTION OF THE GENERAL CONCEPTUAL PLAN AND AN AREA OF RESPONSIBILITIES MAP:

The General Conceptual Plan for LAGUNA GRANDE REGIONAL PARK, dated December 1, 1975, is hereby adopted as the general guidelines for the acquisition of lands and the development of said lands within the Park boundaries. The Areas of Responsibilities Map dated October 31, 1975, is hereby adopted as the Areas of Responsibilities

Map. Any changes or modifications of the General Conceptual Plan and Area of Responsibilities Map shall be unanimously agreed upon by the members of the Agency.

SECTION 5. DUTIES AND JURISDICTION OF MEMBER AGENCIES:

It is acknowledged that as set forth below, the members will assume responsibility for the Regional Park and seek to accomplish the long-term objectives of the adopted General Conceptual Plan. Each, therefore, agrees to use its best efforts to accomplish the following:

(a) The CITY OF MONTEREY shall acquire, develop, and maintain for Park purposes, those land areas as are indicated on the adopted General Conceptual Plan and Area of Responsibilities Map.

(b) The CITY OF SEASIDE shall acquire, develop, and maintain for Park purposes, those land areas as are indicated on the adopted General Conceptual Plan and Area of Responsibilities Map.

(c) The MONTEREY PENINSULA REGIONAL PARK DISTRICT. It is the general policy of the Board of Directors of the District to acquire or participate in the acquisition of park and open space lands for the use and enjoyment of the public and not to become substantially involved in the maintenance, operation, or capital development of active recreational areas.

Therefore, while the District shall acquire those water and land areas as are indicated on the attached Regional Park Purchase Map, the operation, maintenance, and development of these areas will rest with the Cities and the Agency.

Said District shall convey or transfer sufficient rights in said land areas to the Cities in accordance with the adopted General Conceptual Plan and Area of Responsibilities Map, said land areas to be maintained and developed by each respective City pursuant to the adopted General Conceptual Plan. The Agency shall be responsible for

the operation and maintenance of the water area and shall further develop a plan for the operation, maintenance and any necessary modification of the water area. The form of all conveyances or transfers shall be mutually agreeable to the District, the respective Cities, and the State of California.

The purpose of this Section is to establish the primary responsibility for the acquisition, development, and maintenance of the Regional Park. Nothing in this Section shall prohibit the Agency, or any of the members, singly or jointly, from voluntarily expending any funds available to it in areas outside its area of primary responsibility.

SECTION 6. FEDERAL AND STATE FUNDS AND GRANTS:

The Agency may make application for, receive, and expend State and Federal funds, provided that any matching requirements, any future financial obligations on any member agency must first be approved by said member agency.

SECTION 7. DESIGNATION OF LEAD AGENCY.

The member Agencies and the Agency shall be the Lead Agency and shall be responsible for complying with the California Environmental Quality Act within their areas of primary jurisdiction.

ARTICLE II

ORGANIZATION

SECTION 1. MEMBERSHIP:

Each member Agency shall have one vote and shall appoint one elected or appointed official and one alternate to serve on the Agency. The representative shall serve at the pleasure of the appointing member Agency. The member Agency shall notify the Agency of its representative, alternate, and any subsequent changes.

SECTION 2. OFFICERS:

The representatives shall elect a Chairman and a Vice-Chairman who shall serve a term of one year. If there is a vacancy, the

representatives shall elect one from among themselves to serve for the remainder of the term.

SECTION 3. MEETINGS:

The Agency shall establish an annual meeting and shall meet at least annually. It may establish such regular or special meetings as are necessary to accomplish the business of the Agency.

It shall meet in one of the member cities unless special circumstances require a meeting outside said boundaries. All meetings shall be open to the public and the agency shall give such notice as required by law.

SECTION 4. BY-LAWS:

The Agency may adopt such By-laws, rules and regulations as it deems necessary to conduct its business and carry out the purposes of the Agency.

SECTION 5. SECRETARY AND OTHER PERSONNEL:

The Agency shall designate one of the member Agencies to serve as Secretary to the Agency for one year on a rotating bases. The Secretary shall provide such administrative and clerical services as are necessary to carry out the Agency business including the preparation of minutes, correspondence and maintenance of the Agency files. The Secretary shall provide personnel to perform this service at no cost to the Agency.

No permanent staff shall be retained without the unanimous consent of all member agencies. Whenever services beyond normal clerical and administrative assistance is required, the Agency shall attempt to have said services provided by the staff of one of the member agencies, for which it may reimburse said member Agency.

ARTICLE III

FINANCIAL AND MISCELLANEOUS PROVISIONS

SECTION 1. DESIGNATION OF DEPOSITORY:

Pursuant to Government Code Section 6505.5, the Treasurer of the

CITY OF \_\_\_\_\_ is hereby appointed the depository of the Agency funds and shall have all rights, duties and obligations as are imposed by law. The CITY OF \_\_\_\_\_ shall be paid for said services in an amount determined by the Agency plus the actual cost of any external audit that may be required by law.

SECTION 2. BUDGET - LIMITATION OF EXPENDITURES AND OBLIGATIONS:

The Agency shall propose such budgets, either for annual operating expense or for specific expenditures or projects as may be necessary to carry out the purposes of this Agreement. Each said budget shall set forth the contribution and the time of said contribution required of each member Agency. No budget shall be adopted until approved in writing by each member Agency. Once approved, said budget shall be a binding obligation on the member Agency to provide the funds as set forth therein and shall be full authority for the expenditure of said funds by the Agency.

SECTION 3. EFFECTIVE DATE - TERM OF AGENCY:

The Agency shall be deemed created upon the last date on which all of the member Agencies have executed this Agreement. The Agency shall continue in existence until terminated by unanimous consent or until two (2) members withdraw.

SECTION 4. AMENDMENT:

This Agreement may be amended with the vote of any two (2) representatives provided that any proposed amendment shall be submitted to each member Agency at least thirty (30) days prior to its adoption, and provided further that Article I, Section 4, and Article III, Section 2, shall not be amended nor shall any provision be added which imposes financial liability or responsibility on a member Agency without its consent.

SECTION 5. WITHDRAWAL:

A member may withdraw at any time provided said member shall continue to make any financial contribution to the Agency previously agreed to in writing.

SECTION 6. DISPOSITION OF ASSETS ON TERMINATION:

Upon termination, the Agency shall distribute any remaining cash or equivalent equally, provided it may retain sufficient funds to meet any outstanding obligations. The Agency shall distribute such other assets as it sees fit.

IN WITNESS WHEREOF, the parties hereto have executed this LAGUNA GRANDE REGIONAL PARK JOINT POWERS AGENCY AGREEMENT this 26<sup>th</sup> day of February, 1976.

MONTEREY PENINSULA REGIONAL PARK  
DISTRICT

ATTEST:

Gary Tate  
Gary Tate, Secretary to the Board

ATTEST:

Dudley N. Lapham  
DUDLEY N. LAPHAM, City Manager

ATTEST:

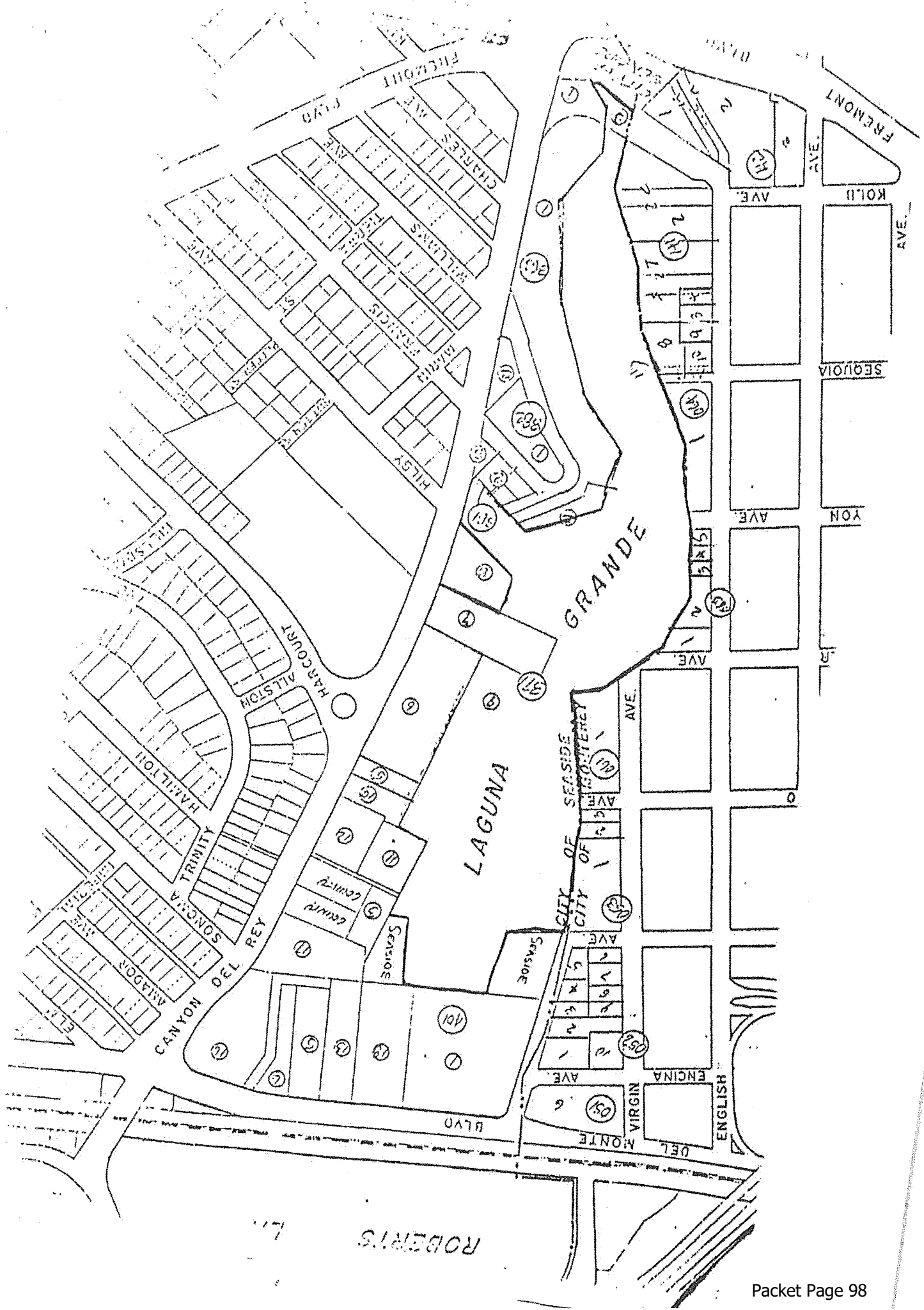
John O. Dunn, Jr.  
JOHN O. DUNN, JR., CITY CLERK

Albert Merville  
ALBERT MERVILLE, President  
Board of Directors  
CITY OF SEASIDE

B. J. Dolan, Jr.  
B. J. DOLAN, JR., Mayor

CITY OF MONTEREY

Peter J. Coniglio  
PETER J. CONIGLIO, MAYOR



ROBERTS





## LAGUNA GRANDE REGIONAL JOINT POWERS AGENCY

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### AGENDA REPORT

**ITEM:** 5.D.  
**TO:** Agency Members  
**FROM:** Dan Meewis, Assistant City Manager  
**DATE:** February 9, 2026  
**SUBJECT:** **RECEIVE AN UPDATE ON THE IMPLEMENTATION OF THE TRAIL AND VEGETATION MAINTENANCE STRATEGY**

### PURPOSE & RECOMMENDATION

Receive the update

### BACKGROUND

Laguna Grande Regional Park is a shared regional asset jointly managed through the Laguna Grande Regional Park Joint Powers Authority (JPA). The park serves residents and visitors from multiple jurisdictions and includes multi-use trails, open space areas, water features, and habitat corridors. Due to its regional draw and year-round usage, routine maintenance and long-term stewardship are essential to preserve safety, accessibility, ecological health, and overall park aesthetics.

In prior meetings, the JPA discussed the need for a coordinated Trail and Vegetation Maintenance Strategy to address trail surface conditions, invasive species management, vegetation overgrowth, erosion control, and user safety. The strategy was developed to provide a structured, phased, and fiscally responsible approach to maintaining park infrastructure and natural resources.

The Trail and Vegetation Maintenance Strategy (TVMS), which was approved by the JPA in March 2023, provides a proactive and coordinated framework for preserving the safety, usability, and environmental integrity of Laguna Grande Regional Park. Ongoing

collaboration among JPA member agencies and community stakeholders remains critical to sustaining the park as a valued regional amenity. After the approval of the TVMS, the next step was to obtain all the necessary permits required to implement the TVMS. At the February 12, 2024, JPA meeting, the Board requested a special meeting to further review the permitting process associated with the Trail and Vegetation Maintenance Strategy. A special meeting was held on March 11, 2024, during which staff presented the proposed permitting approach, identifying the City of Seaside as the lead agency responsible for obtaining the required permits. Staff recommended amending the professional services agreement with Bellinger Foster Steinmetz (BFS) Landscape Architects to include permitting services necessary to implement the strategy. The JPA Board approved the contract amendment and associated additional costs. Since then BFS has provided periodic updates to the JPA Board at the following meetings:

- April 8, 2024
- July 22, 2024
- October 14, 2024
- January 13, 2025
- April 14, 2025
- August 11, 2025
- November 10, 2025

Throughout these updates, BFS reported steady progress with minor delays primarily attributed to scheduling coordination with outside regulatory agencies and evolving permit requirements encountered during review.

At the November 10, 2025, JPA meeting, BFS presented a comprehensive permitting status update highlighting substantial progress and successful inter-agency coordination. Key milestones achieved include:

- California Coastal Commission – Coastal Development Permit Waiver Received
- Regional Water Quality Control Board – Coverage under the Statewide Restoration General Order (SRGO)
- U.S. Army Corps of Engineers – Nationwide Permit Issued
- U.S. Fish & Wildlife Service – Programmatic Biological Opinion Issued, including protective measures for the California red-legged frog
- California Department of Fish and Wildlife – Draft Streambed Alteration Agreement Issued (October 28, 2025)

These approvals represent significant advancement toward full implementation of the Trail and Vegetation Maintenance Strategy.

EMC has prepared a compliance measures matrix for JPA staff to use to track monitoring and reporting requirements across agencies. Many compliance elements

overlap, which is expected to streamline administrative oversight.

Additional next steps identified include:

- Finalization of the City of Seaside’s related grant agreements and transition into the next improvement phase.
- Continued coordination between the City of Monterey and the Monterey Peninsula Regional Park District with BFS and EMC for vegetation management along high-priority perimeter areas.
- Identification of approximately 2.5 acres of vegetation maintenance that could be scheduled beginning in 2026, noting that vegetation maintenance activities generally carry fewer regulatory constraints than construction-related work.

Staff will continue to monitor progress and return to the Board with future updates and recommendations as implementation of the TVMS advances.

**ATTACHMENTS**

None

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## LAGUNA GRANDE REGIONAL JOINT POWERS AGENCY

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### AGENDA REPORT

**ITEM:** 5.E.

**TO:** Agency Members

**FROM:** Dan Meewis, Assistant City Manager

**DATE:** February 9, 2026

**SUBJECT:** **RECEIVE UPDATE ON THE PLANNING FOR THE 50TH ANNIVERSARY EVENT ON APRIL 19, 2026**

### PURPOSE & RECOMMENDATION

Receive an informational update on the planning and coordination efforts for the Laguna Grande Regional Park 50th Anniversary Event scheduled for April 19, 2026, and provide direction as desired.

### BACKGROUND

Laguna Grande Regional Park was established in 1976 through a collaborative effort between the Cities of Seaside and Monterey, forming the Laguna Grande Regional Park Joint Powers Authority (JPA). The park has since served as a key regional recreational and environmental resource, offering trails, open space, water access, and community gathering areas for residents and visitors.

The year 2026 marks the 50th anniversary of the park's establishment. In recognition of this milestone, the JPA has initiated planning efforts for a commemorative public event to celebrate the park's history, partnerships, and community significance.

The event is scheduled to take place on Sunday, April 19, 2026, in conjunction with Sustainable Seaside's Earthday Celebration. Sustainable Seaside has submitted a special event application and a fee waiver to the City of Seaside's City Council, and it was

approved at the Thursday, February 5, 2026, City Council meeting. City of Seaside staff has had a preliminary meeting with Sustainable Seaside, and some basic details were discussed. Those details include potential time for the event, and some possible activities. Now that the special event application and fee waiver have been approved, JPA staff will work with Sustainable Seaside on formalizing the event details.

At the last JPA meeting, there was a request to design a JPA 50th anniversary logo that could be used on marketing materials. Staff has put together a draft design for the JPA to review and provide comments on.

**ATTACHMENTS**

1. Draft LG JPA 50 Logo
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