



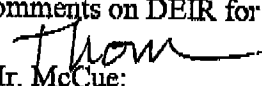
Monterey County Parks

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March 25, 2004

Mr. Thom McCue
Project Planner
Monterey County Planning and Building Inspection Department
Coastal Office
2620 First Avenue
Marine, CA 93933

Re: Comments on DEIR for the Del Monte Forest Preservation and Development Plan


() Dear Mr. McCue:

Following are comments generated by Park staff on the above referenced Draft Environmental Impact Report for recreation and trail issues:

Recreation Requirements

The DEIR discusses the existing and proposed recreational facilities within the Del Monte Forest Development Plan in the context of regional parkland required by the County standard of 7 acres per 10,000 population. The increase demand for regional parkland based on the approximately 300 new residents is 0.21 acres. It is evident to Park staff that the proposed project will add sufficient visitor and resident serving regional recreation facilities to accommodate the residential component of the Development Plan.

However, there is another level of service for park and recreation requirements that is over looked in the DEIR. While it is not a major requirement in terms of park acreage, the DEIR should address the recreation requirements contained in Section 19.12.010 of the Monterey County Subdivision Ordinance.

Compliance with Section 19.12.010 of the Subdivision Ordinance would require approximately 0.30 acres of land to be dedicated for park and recreation purposes for the residential areas of the proposed subdivision. Given that the Development Plan proposes to add a new golf course, add 3.6 miles of public trails, preserve several hundred acres of open space land, and coupled with nearby

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beach access and other surrounding local, community and regional parks facilities, a subsequent condition of approval to satisfy the local requirements for recreation facilities would not be in the form of dedicated land, but rather a fee in lieu of land dedication.

The following recommended condition of approval applies to all Residential Areas

PKS002 – RECREATION REQUIREMENTS/FEES

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The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the Subdivision Ordinance, Title 19, Monterey County Code, by paying a fee in lieu of land dedication. The Parks Department shall determine the fee in accordance with provisions contained in Section 19.12.010(D) (Parks Department)

However, notwithstanding a fee in lieu of land dedication for the 33 residential lots at various locations within the Plan area, it is staff's recommendation that the Applicant provide developed site-specific active recreation area(s) to serve the 48 employee housing units located at the Corporation Yard and the 12 employee housing units located at the Spanish Bay Area B site.

The following recommended condition of approval applies to both the Spanish Bay and Corporation Yard Employee Housing Areas. Note: PKS003 has been revised from the Matrix Condition to include Paragraphs a, b, and c.

PKS003 – RECREATION REQUIREMENTS/LAND DEDICATION

The Applicant shall comply with Section 19.12.010 - Recreation Requirements, of the County Subdivision Ordinance, Title 19, Monterey County Code, by dedicating land and recreation improvements in accordance with the provisions contained in Section 19.12.010(D) for park and recreation purposes reasonably serving the residents of the subdivision. The applicant shall provide the Parks Department with the following documents prior to recordation of the Final Map:

a) Park and Recreation Facilities Plan - A park and recreation plan shall be prepared by the applicant for review and approval by the Director of Parks. The final approved park and recreation plan shall be recorded as part of the Final Map documents. The Plan shall delineate park and recreation structures, park improvements and landscaping components with a cost estimate for each park site. The Recreation Plan shall also indicate the phasing and construction schedule for each park site.

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b) Park and Recreation Facilities Performance Bond - The applicant shall provide the County with adequate security in the form of a performance bond or other suitable security acceptable by the County of Monterey in the amount of 100% of the costs for the park and recreation improvements shown on the Recreation Plan.

c) Park and Recreation Facilities Maintenance and Operation Plan - The applicant shall provide the Director of Parks/County of Monterey with a park and recreation facilities maintenance and operation plan. The purpose of this plan is to assure the County that the park and recreational facilities will be maintained and operated for the enjoyment and health and safety of the residents of the Subdivision. (Parks Department)

Trail Issues

The Proposed Project would relocate six existing trail segments and construct ten new trail segments resulting in an additional 3.6 miles of trails for a total of 32.5 miles.

The following is a staff recommendation only and not a condition of approval:

Staff recommends that the applicant contact the Monterey Peninsula Regional Park District for a coordinated effort to connect, where feasible and appropriate, the proposed new and/or relocated trails within the Del Monte Forest to existing trails serving both the Del Monte Forest and surrounding areas for greatest public use. The Applicant should delineate all proposed new and/or relocated trails on the applicant's Final Map.

Thank you for the opportunity to review and comment on the DEIR for the Del Monte Forest Preservation and Development Plan.

Rich Brandau

Rich Brandau
Park Planning Manager

Cc: John Pinio, Director of Parks

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