

## Potential Park Projects- Regional Park Program (RPP) Grant

Park	Lake San Antonio North Shore	Lake San Antonio South Shore	Toro Park	Fort Ord Open Space/ Travel Camp
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Park	Lake San Antonio North Shore	Lake San Antonio South Shore	Toro Park	Fort Ord Open Space/ Travel Camp
<b>Park Information</b>	Established in 1967 and owned by MCWRA. Monterey County has managed the recreation portion of the property since 1969	Established in 1967 and owned by MCWRA. Monterey County has managed the recreation portion of the property since 1969	Opened to the public in 1971- serving the city of Salinas and a favorite attraction for Monterey County	Property transferred to County from FORA during early 2000's completed in 2020. Approx 2,300 acres of open space and trails, includes Travel Camp. Land use documents protect sensitive/ endangered species and habitat; limits development.
<b>Project benefits</b>	<p>Improve access between campsites and add new recreation feature. Revitalize North Shore and attract visitors. The project will create recreation opportunities that are not water dependent to endure periods of low lake levels. Park visitation is down tremendously which has impacted surrounding businesses that rely on tourism. These improvements would help the community and local businesses by increasing visitation and providing fun recreation opportunities.</p>	<p>Diminishing support amenities have decreased visitation. Local community continues to support and visit however visitation is down 75% and which impacts surrounding businesses that rely on tourism. Providing these recreation features would revitalize visitation and provide new recreation opportunities for visitors and community to enjoy.</p>	<p>Largest County park in the portfolio (4756 acres) and unique cultural resources within the park (EV Center- native American and Marks Ranch)- many recreation offerings and 20 miles of trails. Addition of new recreation features will help support the growing interest of visitors and meet their recreation needs, educate visitors about their natural surroundings and increase safety. Project will expand visitation to include access for all trail.</p>	<p>Newest open space that the County owns, public has used trails since early 1990's. A youth overnight camping and recreation area has been in development since the base closed in 1994 and is consistent with the historic use of the Travel Camp site. The development of a youth overnight area would attract youth groups from around the state such as Boy Scouts and Campfire. Development of the Travel Camp site would also allow for better use of the area of biking and hiking events as well as serve as a trailhead area for the open space trails. The community has also expressed a desire for a bike skills course that could potentially curb the building of illegal bike stunt areas.</p>
<b>Project(s)</b>	<p>New disc golf</p> <p>New parkwide walking trail</p> <p>New Stormwater prevention</p> <p>New native landscaping</p> <p>Renovate roads</p> <p>New playground</p> <p>Renovate camping area</p>	<p>Renovate Oak Room Community Center</p> <p>Renovate Admin Building/Visitor Center/Wedding?</p> <p>New mountain bike course</p> <p>New disc golf</p> <p>New miniature golf- 9 hole</p> <p>New gps trail mapping- link trails to All Trails</p> <p>Renovate campsites and roads</p>	<p>2 New mountain bike/scooter skills course one adult course and one for young kids-</p> <p>New dog park- off leash - 2 areas 1 small dog area and 1 large dog area</p> <p>New disc golf</p> <p>New native nursery- youth education use and staff to propagate native plants for County parks</p> <p>New all access trail with interpretive signs</p> <p>New bocce ball court</p> <p>New speed tables- where trails cross the road</p> <p>New native landscaping-</p> <p>Convert volleyball area to pickle ball court (s)</p>	<p>New youth overnight camping area at Travel Camp</p> <p>New disc golf course at Travel Camp</p> <p>New bike skills course at Travel Camp</p> <p>New improvements at staging area at Travel Camp with parking, restrooms and trailheads</p> <p>New multi-use trail plan and addition of new all access trail</p> <p>New interpretive signage and wayfinding mapping in open space areas</p>

Indicates Potential Projects that staff and Nossaman agree would be most competitive

Indicates Potential Projects recommended by the Parks Commission

# Attachment B

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## Potential Park Projects- Regional Park Program (RPP) Grant

Park	Jacks Peak Park	Royal Oaks Park	Manzanita Park (Public Areas)	Laguna Seca	855 E. Laurel Drive, Salinas
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**Park Information** 525 acres of ridgetop donated by the Bates Family/Nature Conservancy in 1971 to County to form a regional park- park opened in 1977. County acquired additional acreage and now park is 890 acres. 1 of 3 natural Monterey Pine stands in U.S. Passive use nature preserve.

Laguna Seca is a 588 acre park, complete with three campgrounds, hiking and biking trails, and a world renown racetrack, WeatherTech Raceway Laguna Seca. The park is currently managed by A&D Narigi Consulting, LLC. With the exception of major event weekends, the park is open to the public daily.

**Project benefits** Only nature preserve that County owns/manages. Project will expand visitation to include access for all trail, interpretive sign environmental education, stewardship of forest and renovate aging infrastructure. Jacks Peak is a wildlife corridor to Carmel Valley and primary area for ridgeline fuel management between Carmel Valley and the peninsula to protect surrounding subdivisions and communities

Oldest park in the portfolio and needs an update. Adding kitchen to YONA area will attract more groups and encourage outdoor education to BBQ and adding gazebo will help meet the growth of the surrounding communities and provide more group use areas. Additional recreation features will expand park offering to help promote outdoor recreation. The addition of interpretive signs will provide self paced environmental education.

Public access is limited to open space and trail network. Manzanita Park is partially in the Coastal Zone which limits development and improvements unless approved by the California Coastal Commission. Much of the park is covered by sensitive maritime chaparral which cannot be disturbed. The addition of picnic sites, park benches, all access trail and additional interpretive signage would allow the public to not only use the park for hiking but also for relaxation and education. Including a parcourse exercise course would also increase the public's desire for increased exercise opportunities.

**Project(s)** New all access trail with interpretive signs. New Gazebo for group gatherings (by Acorn building)

New all access trail with interpretive signage and shower facilities

New equestrian staging area/ watering area

New kitchen/food prep area at YONA- new building w/ septic/gray water system

New ADA picnic site (west end) by all access trail

New picnic area, shade structure, kitchen/food prep area & vault toilets at Monterey Pines group site

Four (4) new picnic areas

Fifteen (15) new park benches

Parcourse exercise course

New interpretive and directional signs on existing trails

Repair benches, stairs and other support amenities

Renovate playground and add swings plumbing fixtures, flooring

Renovate entrance

Remove lower and upper gate and add park gate at toll booth or on property line

Refurbish east and west end bathrooms, plumbing fixtures, flooring

Forest management- last remaining Monterey pine forest

New trail and interpretive signage

Upgrade/expand BBQ areas

Upgrades to Wi-Fi, landscaping and fencing

Estimated project costs - \$3M.

**Indicates Potential Projects that staff and Nossaman agree would be most competitive**

**Indicates Potential Projects recommended by the Parks Commission**

## **Project Summary: Regional Park Program Grant**

Toro Park, Recreation Feature Enhancement: The largest and one of the most popular parks in the County portfolio would benefit from enhancement to recreation feature offerings. The addition of a bike skills course for novice through advanced would help to build skills to explore Toro Park bike trails safely. Other proposed improvements include the addition of a disc golf area, a one (1) mile all access trail with par course exercise stations and interpretive signage, nature education area, native plant nursery, dog park, pickleball and bocce ball courts.

Fort Ord/Travel Camp Project: The newest property to be transferred to the Parks portfolio is approximately 2,300 acres of open space on the former Fort Ord Army Base including the Travel Camp parcel. The properties are adjacent to the East Garrison community, California State University Monterey Bay (CSUMB), Fort Ord National Monument and the Cities of Seaside and Marina. The property is comprised of oak woodland, maritime chapparal and native meadows. Due to the property being a former Army base, there are numerous documents that govern the use of the property to protect sensitive and/or endangered species, exposure to possible munitions and existing land use covenants. Most of the property is habitat reserve area with limited development opportunity. Currently, there are many miles of hiking, biking and equestrian trails for public use and enjoyment and the Travel Camp parcel has been used to host biking and running events. The proposed project includes a community requested youth overnight camp, bike skills course, par course exercise stations, trail wayfinding, disc golf course and improvements to the Travel Camp staging area such as the addition of parking and restrooms.

Jacks Peak Park, Trail and Picnic Area Project: Jacks Peak Park is the only nature preserve in the Park portfolio. The addition of a one-eighth (1/8) mile all access trails will expand opportunity for visitors who are unable to navigate the steep trails but will still put them in reach of natural areas not accessible by the park road. The proposed project also includes the addition of two (2) ADA picnic areas, remodel of existing bathrooms, enhancement to park entrance, and a forest management plan for fuel reduction and native plant protection.

Royal Oaks Park Project: The oldest park in the Parks portfolio is in need of refurbishment. Opened in 1966, this 122-acre park has both active and passive recreation areas. The park offers numerous group picnic sites under beautiful old growth oak trees, and is very popular for large gatherings, weddings, and celebrations. The proposed project includes the addition of a gazebo area for group gatherings, kitchen at the Youth Overnight Area (YONA), dog park, pickleball court and playground renovation.

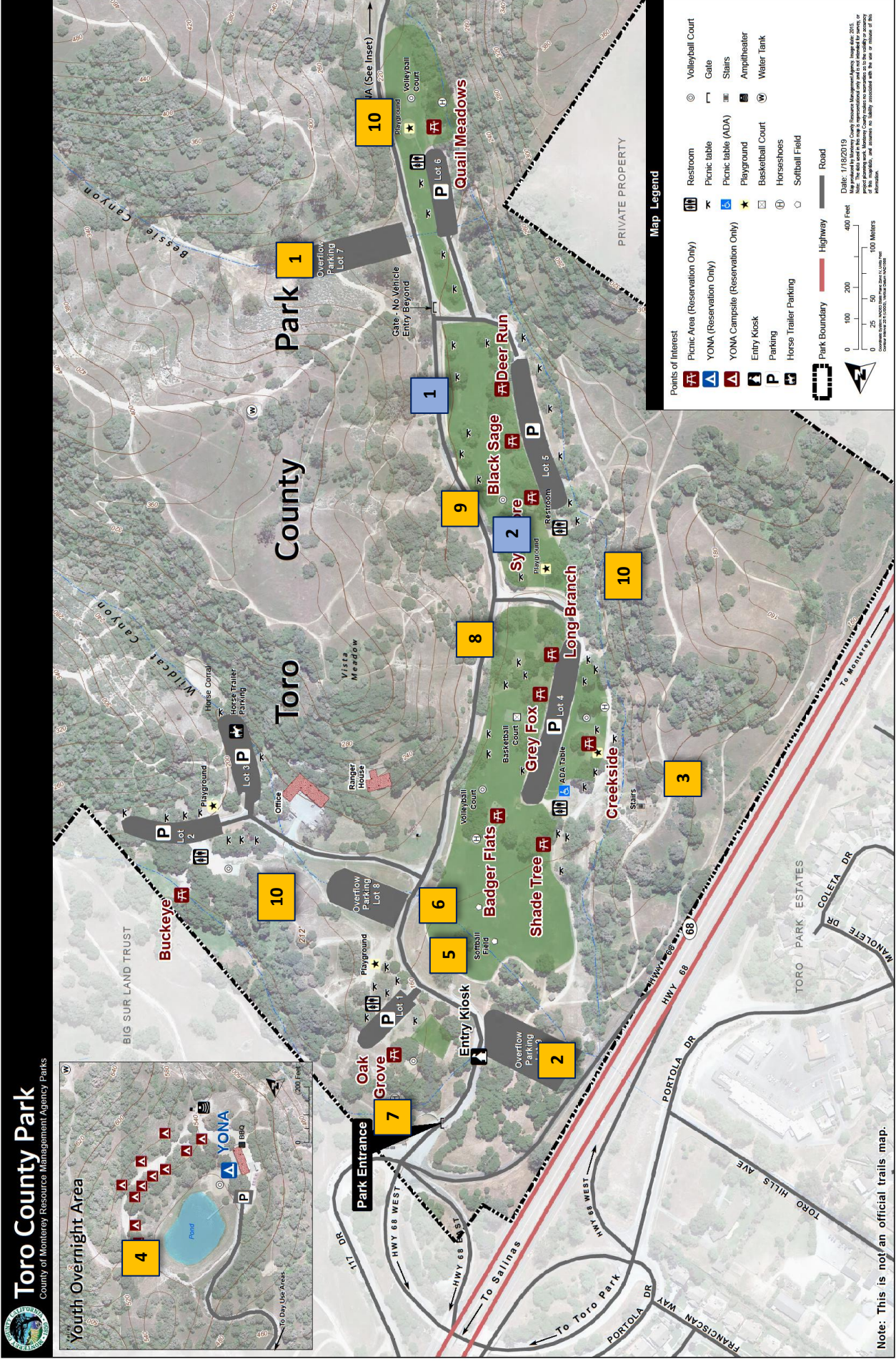
Manzanita Park Project: Manzanita Park has over 400 acres of open space with hiking and equestrian trails and is unique in that it includes a large sports complex with numerous ballfields, batting cages and BMX track currently managed through a concession agreement with the North County Youth Recreation Association (NCYRA). Currently, the concession agreement allows NCYRA to limit use of the sports complex to sponsored events only, while the public is allowed to access the park for use of the trail network. This relationship with NCYRA limits the proposed project area to the trail network and open space areas with public access. Manzanita Park is partially situated in the Coastal Zone with healthy areas of maritime chapparal;

development is very limited and could require California Coastal Commission approval. The proposed project includes the addition of an all-access trail, picnic areas, park benches, interpretive signage, and a par course exercise course.

Laguna Seca Recreation Area

Laguna Seca is a 588-acre park, complete with three campgrounds, hiking and biking trails, and a world renown racetrack, WeatherTech Raceway Laguna Seca. The park is currently managed by A&D Narigi Consulting, LLC. With the exception of major event weekends, the park is open to the public daily. The proposed project includes the renovation of two campgrounds, including restroom and shower facilities, electrical, wi-fi, access road repairs, landscape, and fencing upgrades.

855 Laurel Drive BMX/Pump Track/ Skate Park: This 1.7-acre area of undeveloped land within the County Owned parcel known as 855 Laurel Drive, is a unique opportunity to provide an urban park within the City of Salinas. The proposed development of a skate/BMX-pump track would be sited between Carr Lake and Veterans Park and be among the larger recreational features within the Laurel and Constitution Blvd campus such as the Salinas Regional Soccer Complex and First Tee Monterey. The proposed development will add a popular recreational activity in an underserved area of Salinas that will be highly visible and accessible to the community.



**New Projects**

1. Bicycle skills courses
2. Dog parks
3. Disc golf course
4. Native plant nursery
5. All access trail/Signage
6. Exercise course (parcourse)
7. Bocce ball courts
8. Speed tables
9. Native landscaping
10. Wild pig exclusion fencing

**Infrastructure Improvements**

1. Park fence repairs
2. Convert volleyball to pickleball

**Toro Park Prop 68 RPP Project**

New recreation features and existing infrastructure improvements

<b>New Project Components</b>	<b>Costs</b>	<b>Comments:</b>
Advanced bicycle skills course	\$ 150,000	Dirt course w/ jumps and constructed stunt/skill features; Community/volunteer/staff build
Novice bicycle skills course	\$ 80,000	Dirt course w/ rolling hills, banks and dips; Community/volunteer/staff build
Large breed leash-free dog park	\$ 75,000	500sq/ft, fenced w/ pea gravel surface, shade structure, agility obstacles and water fountain
Small breed leash-free dog park	\$ 50,000	300sq/ft, fenced w/ pea gravel surface, shade structure, agility obstacles and water fountain
Disc golf course	\$ 50,000	18-hole course w/ decomposed granite and rubber mat tee box, metal baskets and hole markers;
Native plant nursery	\$ 125,000	Community/volunteer/staff build
All access trail	\$ 200,000	Small greenhouse, outdoor growing area, planting shed, tools and storage
Interpretive signage for all access trail	\$ 75,000	1-mile loop around picnic areas, decomposed granite, benches
Exercise course (parcourse)	\$ 300,000	Nature, cultural and historical interpretive signage on standards
Bocce ball courts (2)	\$ 250,000	Parcourse exercise equipment along all access trail
Speed tables on main park road (6)	\$ 60,000	Regulation size 13'x91', oyster shell surface, wood edging, benches, shade structure over courts
Native landscaping throughout park	\$ 200,000	8'x25' w/ thermo-applied striping for crosswalk
Wild pig exclusion fencing	\$180,000	Beautification of picnic areas, entry and facilities including irrigation
		Approx 2 miles of 3' high fencing to keep pigs from destroying picnic grounds and sports fields

<b>Infrastructure Improvement Project Components</b>	<b>Costs</b>	<b>Comments:</b>
Park road fencing	\$ 100,000	Replace and repair fence boards and posts along park road fencing incl. paint and hardware
Convert volleyball court to pickleball	\$ 60,000	Convert AC volleyball court to AC pickleball court including demo and re-construct

<b>Construction soft costs</b>	<b>Costs</b>	<b>Comments:</b>
Design services	\$ 75,000	Engineering, architectural and construction
CEQA/Environmental consulting	\$ 200,000	Environmental consultation and report preparation
Permitting	\$ 50,000	Includes County and outside agencies
<b>Project Total:</b>	<b>\$ 2,280,000</b>	
Contingency 15%	\$ 342,000	
Staff Time 10%	\$ 228,000	
<b>TOTAL APPLICATION AMOUNT</b>	<b>\$ 2,850,000</b>	

**Estimated Annual Operation and Maintenance Costs of Toro Park Projects**

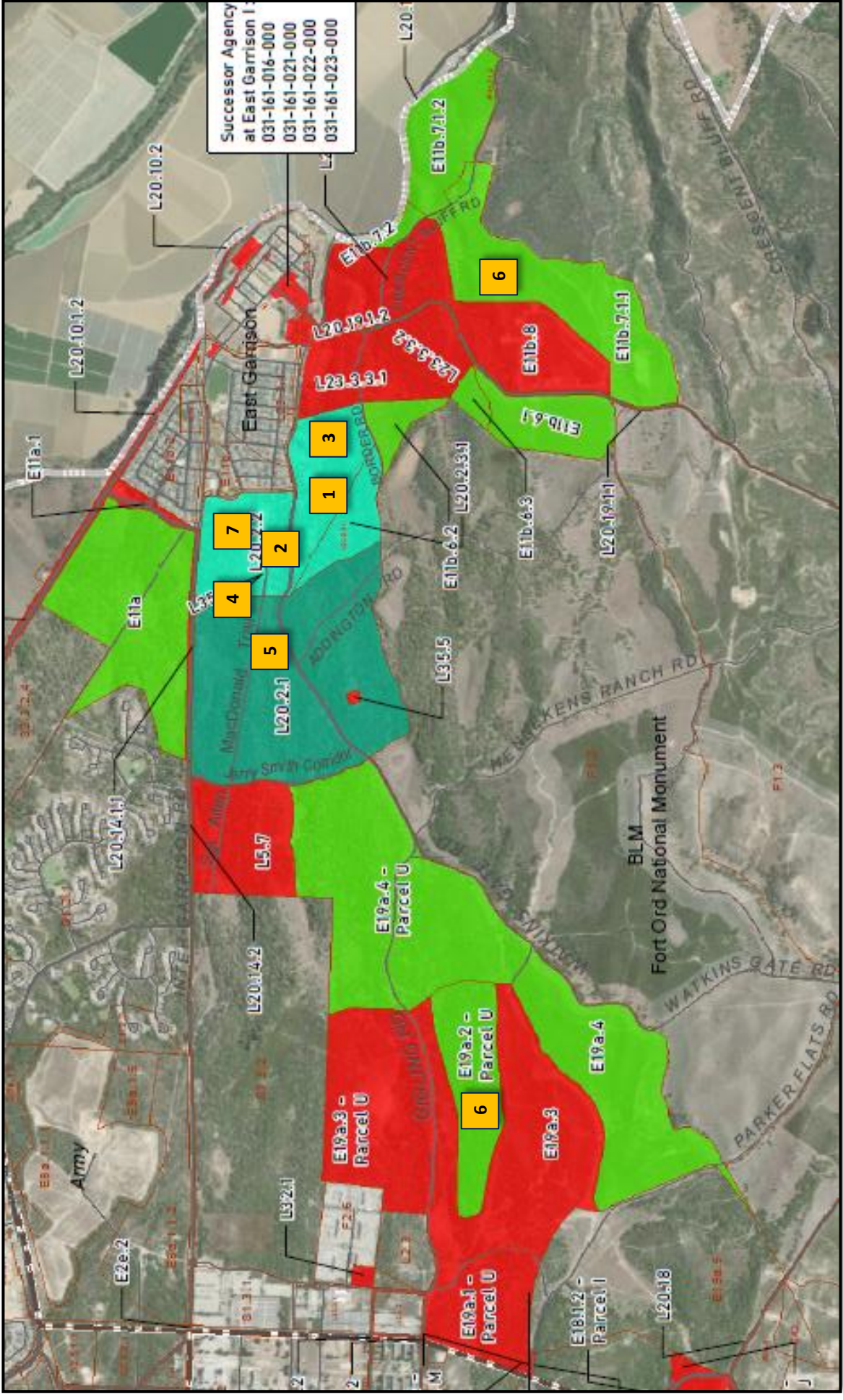
<b>Operation</b>	<b>Salary/hr</b>	<b>Hours</b>	<b>Total Cost</b>	<b>Comments</b>	<b>Funding:</b>
Buildings & Grounds Worker II	\$	77	\$ 300	Amenity maintenance/repairs	Annual Parks budget
Parks Services Aide II	\$	45	\$ 500	Amenity maintenance, janitorial	Annual Parks budget
<b>*Staff augmentation will be needed to provide annual O/M for Prop 68 projects; (1) PSA II and (1) B&amp;G Worker II. Current Toro Park staffing levels will not allow support of these projects, annual O/M and property maintenance.</b>					
<b>Maintenance</b>	<b>Cost</b>	<b>Total Cost</b>	<b>Comments</b>	<b>Funding:</b>	
Repair materials, ie. decomposed granite, paint, plant replacement, lumber, irrigation supplies, concrete, etc	\$ 50,000	\$ 50,000	Material costs may vary year to year dependent upon wear and tear, market changes, etc	Annual Parks budget	
				<b>Annual O/M</b>	<b>\$ 95,600</b>



### Fort Ord Open Space & Travel Camp Project

#### New Projects

1. Youth overnight campground
2. Restrooms/parking lot @ TC
3. Bicycle skills courses
4. Disc golf course
5. All access trail/Signage
6. Wayfinding mapping
7. Exercise course (parcourse)



**Ft Ord Open Space & Travel Camp Prop 68 RPP Project**

New recreation features

<b>New Project Components</b>	<b>Costs</b>	<b>Comments:</b>
Youth overnight campground	\$ 800,000	Graded campsites w/ picnic tables, outdoor food prep area, vault restrooms (if water/sewer connection available then kitchen and bathroom can be expanded to include running water for food prep and showers), outdoor education area, shade structures, landscaping
Restroom facilities and parking lot at Travel Camp	\$ 225,000	vault restrooms (no water) and 2.4 acre AC or chip sealed parking lot
Advanced bicycle skills course	\$ 150,000	Dirt course w/ jumps and constructed stunt/skill features; Community/volunteer/staff build
Novice bicycle skills course	\$ 80,000	Dirt course w/ rolling hills, banks and dips; Community/volunteer/staff build
Disc golf course	\$ 50,000	18-hole course w/ decomposed granite or concrete and rubber mat tee box, metal baskets and hole markers; Community/volunteer/staff build
All access trail	\$ 150,000	1-mile loop through Travel Camp, decomposed granite, benches
Interpretive signage	\$ 150,000	Nature, cultural and historical interpretive signage on standards along Travel Camp and Jerry Smith Corridor Trail area
Wayfinding mapping	\$ 150,000	Continue wayfinding project into County parcels not currently on map
Exercise course (parcourse)	\$ 150,000	Parcourse exercise equipment through Travel Camp parcels
<b>Construction soft costs</b>		
Design services	\$ 100,000	Engineering, architectural and construction
CEQA/Environmental consulting	\$ 300,000	Environmental consultation and report preparation
Permitting	\$ 50,000	Includes County and outside agencies
<b>Project Total:</b>	<b>\$ 2,355,000</b>	
Contingency 15%	\$ 353,250	
Staff Time 10%	\$ 235,500	
<b>TOTAL APPLICATION AMOUNT</b>	<b>\$ 2,943,750</b>	

**Estimated Annual Operation and Maintenance Costs of Ft Ord Open Space & Travel Camp Projects**

<b>Operation</b>	<b>Salary/hr</b>	<b>Hours</b>	<b>Total Cost</b>	<b>Comments</b>	<b>Funding:</b>
Buildings & Grounds Worker II	\$	77	2080 \$ 160,160	Amenity maintenance/repairs	Annual Parks budget
Parks Services Aide II	\$	45	2080 \$ 93,600	Amenity maintenance, janitorial	Annual Parks budget
<b>*Staff augmentation will be needed to provide annual O/M for Prop 68 projects; fulltime (1) PSA II and (1) B&amp;G Worker II. Current staffing levels will not allow support of these projects, annual O/M and property maintenance.</b>					
<b>Maintenance</b>	<b>Cost</b>		<b>Total Cost</b>	<b>Comments</b>	<b>Funding:</b>
Repair materials, ie. decomposed granite, paint, septic pumping, lumber,plumbing, concrete, etc	\$	25,000	\$ 25,000	Material costs may vary year to year dependent upon wear and tear, market changes, etc	Annual Parks budget
		<b>Annual O/M</b>	<b>\$ 278,760</b>		
		Materials contingency 15%	\$ 41,814		
		<b>TOTAL ANNUAL O/M</b>	<b>\$ 320,574</b>		

# Jacks Peak County Park

County of Monterey Resource Management Agency Parks

## Map Legend

**Points of Interest**

- Group Area (Preservation Only)
- Picnic Area
- Entry Kiosk
- Parking
- Restroom
- Bench
- Water Tank
- Self-Guided Trail Sign
- Viewpoint

**Trail System with Total Distances**

BAND TAIL	0.4 mi	LOWER RIDGE TRAIL	1.04 mi
CEANOTHUS TRAIL	0.32 mi	MADRONE TRAIL	1.11 mi
COFFEEBERRY TRAIL	0.30 mi	PINE TRAIL	0.67 mi
EARL MOSER TRAIL	0.8 mi	RHUS TRAIL	0.37 mi
HIDDEN MEADOW	0.18 mi	SAGE TRAIL	0.40 mi
IRIS TRAIL	1.25 mi	SKYLINE TRAIL	0.70 mi
JACKS PEAK TRAIL	0.28 mi		

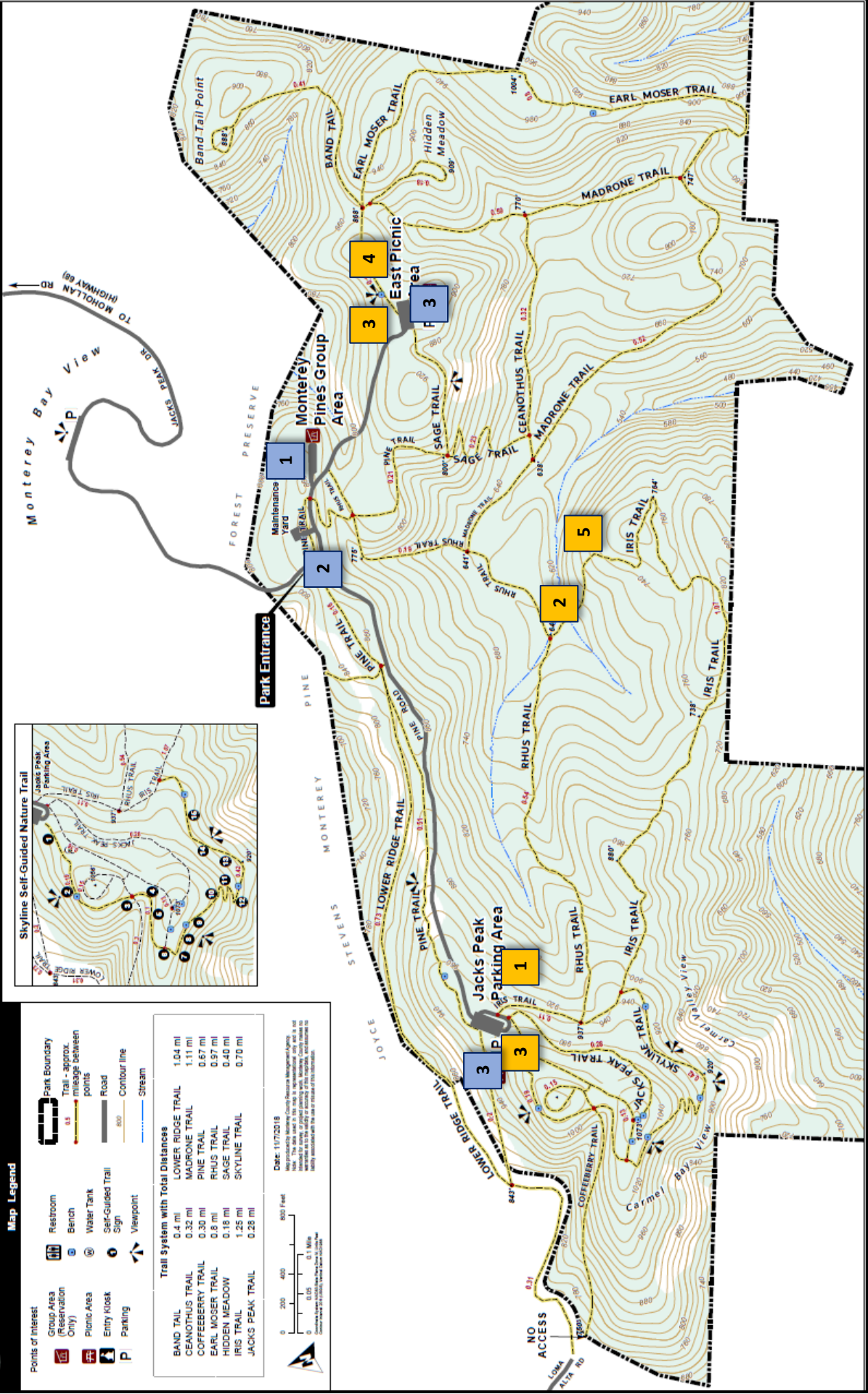
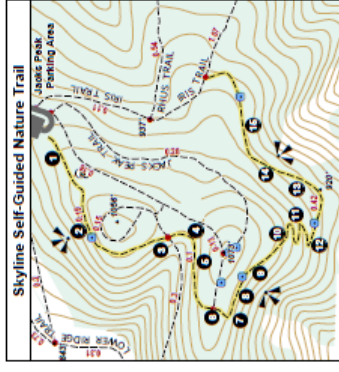
**Map Legend**

- Park Boundary
- Trail - approx. mileage between points
- Road
- Contour line
- Stream

**Scale:** 0, 200, 400, 600 Feet  
0, 0.05, 0.1 Mile

**Date:** 11/7/2018

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## New Projects

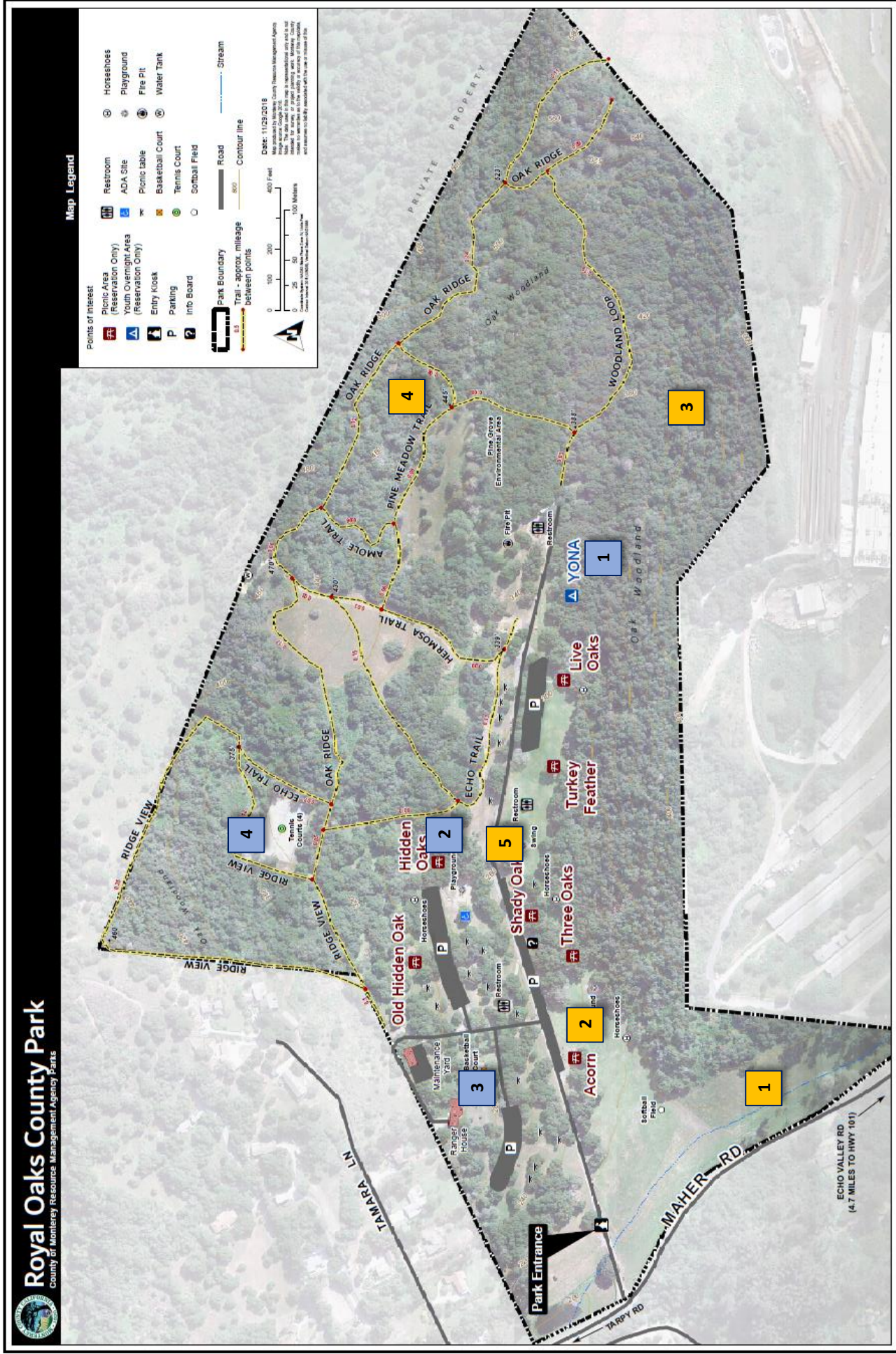
1. All access trail/Signage
2. Wayfinding mapping
3. ADA picnic sites
4. Equestrian day use area
5. Forest management plan

## Infrastructure Improvements

1. Group site upgrade
2. Park entry remodel
3. Bathroom interior remodel

Jacks Peak Park Prop 68 RPP Project		
New recreation features and existing infrastructure improvements		
New Project Components	Costs	Comments:
All access trail	\$ 150,000	1/2-mile loop through west end meadow, decomposed granite, benches
Interpretive signage	\$ 150,000	Nature, cultural and historical interpretive signage on standards throughout trail network and in parking lots/picnic areas
Wayfinding mapping	\$ 150,000	Wayfinding app and GPS mapping
(2) ADA picnic sites	\$ 80,000	Development of (2) solid surface ADA picnic areas w/ tables and pathways
Equestrian day use area	\$ 250,000	Equestrian day use area on east end w/ covered hitching post, water and trailer parking
Forest management plan	\$ 150,000	Forest management plan to include fuel reduction, trail use and native plants
Infrastructure Improvement Project Components	Costs	Comments:
Group site upgrade	\$ 80,000	Upgrade Monterey Pines w/ vault bathroom, expanded food prep area w/ sink and shade
Park entry remodel/upgrade	\$ 30,000	Repair and upgrade tollbooth and entrance gate
Bathroom interior remodel/upgrade	\$ 60,000	Replace and repair fence boards and posts along park road fencing incl. paint and hardware
Construction soft costs	Costs	Comments:
Design services	\$ 50,000	Engineering, architectural and construction
CEQA/Environmental consulting	\$ 150,000	Environmental consultation and report preparation
Permitting	\$ 50,000	Includes County and outside agencies
<b>Project Total:</b>	<b>\$ 1,350,000</b>	
Contingency 15%	\$ 202,500	
Staff Time 10%	\$ 135,000	
<b>TOTAL APPLICATION AMOUNT</b>	<b>\$ 1,687,500</b>	

Estimated Annual Operation and Maintenance Costs of Jacks Peak Park Projects					
Operation	Salary/hr	Hours	Total Cost	Comments	Funding:
Parks Services Aide II	\$	45	1040 \$ 46,800	Amenity maintenance, janitorial	Annual Parks budget
<b>*Staff augmentation will be needed to provide annual O/M for Prop 68 projects; fulltime (1) PSA II. Current staffing levels will not allow support of these projects, annual O/M and property maintenance.</b>					
Maintenance	Cost	Total Cost	Comments	Funding:	
Repair materials, ie. decomposed granite, paint, septic pumping, lumber,plumbing, concrete, etc	\$ 15,000	\$ 15,000	Material costs may vary year to year dependent upon wear and tear, market changes, etc	Annual Parks budget	
		<b>Annual O/M \$ 61,800</b>			
		Materials contingency 15% \$ 9,270			
		<b>TOTAL ANNUAL O/M \$ 71,070</b>			



**New Projects**

1. Dog parks
2. Gazebo & new group site
3. New open space trail
4. Interpretive signage
5. Exercise course (parcourse)

**Infrastructure Improvements**

1. Youth overnight area upgrade
2. Playground repairs/upgrades
3. Basketball court renovation
4. Tennis court to pickleball

Royal Oaks Park Prop 68 RPP Project		
New recreation features and existing infrastructure improvements		
New Project Components	Costs	Comments:
Large breed leash-free dog park	\$ 100,000	1500sq/ft, fenced w/ pea gravel surface, shade structure, agility obstacles and water fountain
Small breed leash-free dog park	\$ 75,000	500sq/ft, fenced w/ pea gravel surface, shade structure, agility obstacles and water fountain
Gazebo and new group event site	\$ 250,000	18-hole course w/ decomposed granite and rubber mat tee box, metal baskets and hole markers;
New open space trail	\$ 100,000	Development of a new open space trail
Interpretive signage for trail network	\$ 75,000	Nature, cultural and historical interpretive signage on standards
Exercise course (parcourse)	\$ 150,000	Parcourse exercise equipment through improved picnic grounds
<b>Infrastructure Improvement Project Components</b>		
Youth overnight area upgrades	\$ 250,000	Site expansion and addition of kitchen including wastewater
Playground repairs and upgrades	\$ 75,000	
Basketball court renovation	\$ 50,000	Repair surfacing, new hoop standards, lighting
Convert tennis court to pickleball	\$ 60,000	Convert AC tennis court to AC pickleball court including demo and re-construct
<b>Construction soft costs</b>		
Design services	\$ 75,000	Engineering, architectural and construction
CEQA/Environmental consulting	\$ 125,000	Environmental consultation and report preparation
Permitting	\$ 50,000	Includes County and outside agencies
<b>Project Total:</b>	<b>\$ 1,435,000</b>	
Contingency 15%	\$ 215,250	
Staff Time 10%	\$ 143,500	
<b>TOTAL APPLICATION AMOUNT</b>	<b>\$ 1,793,750</b>	

Estimated Annual Operation and Maintenance Costs of Royal Oaks Park Projects				
Operation	Salary/hr	Hours	Total Cost	Funding:
Parks Services Aide II	\$	45	\$ 22,500	Annual Parks budget
<b>*Staff augmentation will be needed to provide annual O/M for Prop 68 projects; (1) PSA II. Current staffing levels will not allow support of these projects, annual O/M and property maintenance.</b>				
<b>Maintenance</b>	<b>Cost</b>		<b>Total Cost</b>	<b>Funding:</b>
Repair materials, ie. decomposed granite, paint, plant replacement, lumber, irrigation supplies, concrete, etc	\$	15,000	\$ 15,000	Material costs may vary year to year dependent upon wear and tear, market changes, etc
			<b>Annual O/M</b> \$ 37,500	
			Materials contingency 15% \$ 5,625	
			<b>TOTAL ANNUAL O/M</b> \$ <b>43,125</b>	

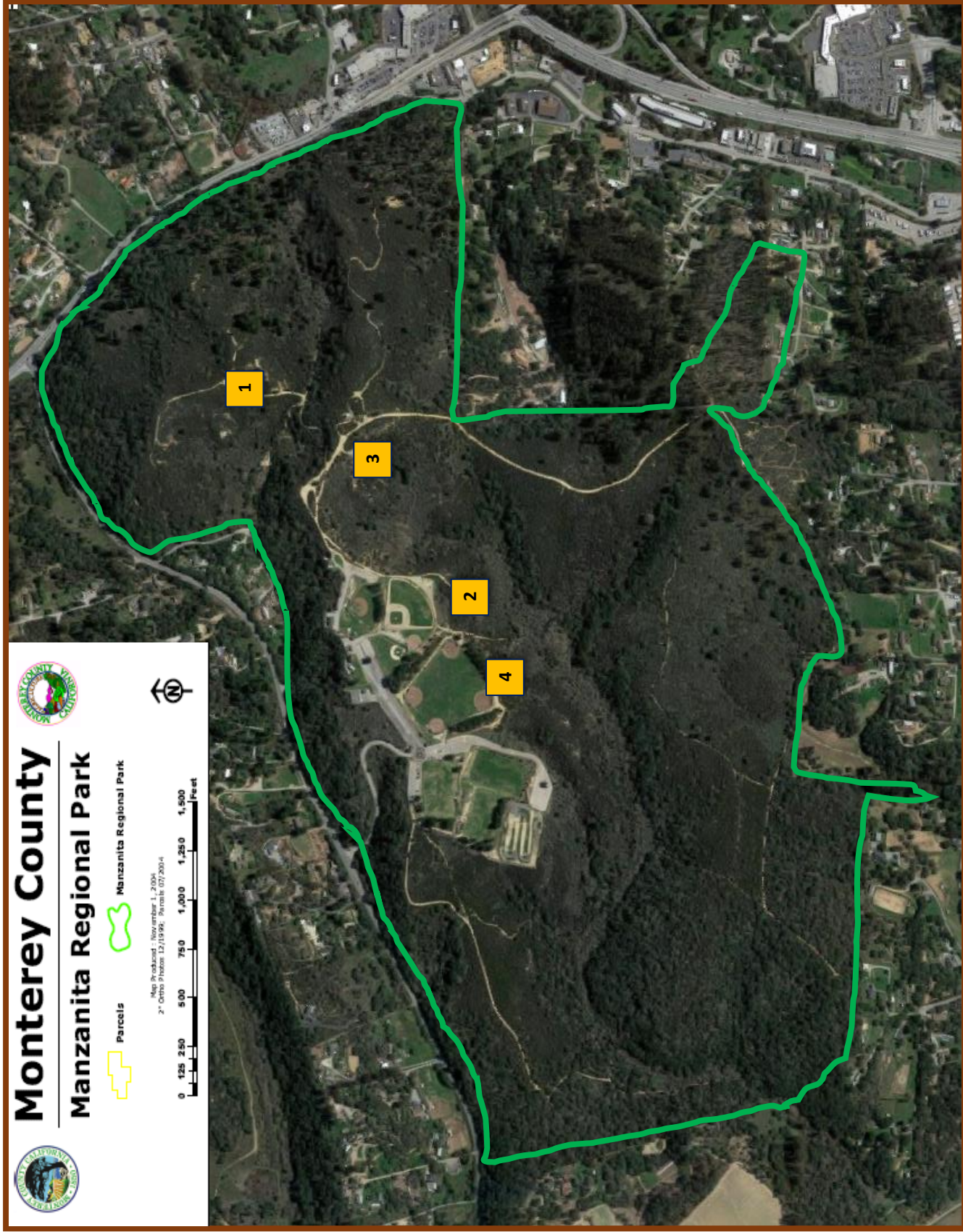
# Monterey County

## Manzanita Regional Park



Manzanita Regional Park

Map Produced: November 1, 2004  
2" Contour Interval; 12/13/96; Permit 07/2004



### New Projects

1. Interpretive signage
2. Exercise course (parcourse)
3. Picnic sites and benches
4. All access trail

Manzanita Park Prop 68 RPP Project	
New recreation features and existing infrastructure improvements	
New Project Components	Comments:
Interpretive signage for trail network	100,000 Nature, cultural and historical interpretive signage on standards
Exercise course (parcourse)	150,000 Parcourse exercise equipment around sports complex
Picnic sites along trail network	100,000 Development of (4) picnic sites along the trail network
Benches along trail network	15,000 Installation of (15) park benches throughout trail network
All access trail	150,000 1-mile loop around sports complex, decomposed granite, benches
Construction soft costs	Comments:
Design services	50,000 Engineering, architectural and construction
CEQA/Environmental consulting	200,000 Environmental consultation and report preparation
Permitting	50,000 Includes County and outside agencies
<b>Project Total:</b>	<b>815,000</b>
Contingency 15%	122,250
Staff Time 10%	81,500
<b>TOTAL APPLICATION AMOUNT</b>	<b>1,018,750</b>

Estimated Annual Operation and Maintenance Costs of Manzanita Park Projects				
Operation	Salary/hr	Hours	Total Cost	Funding:
Parks Services Aide II	\$	45	\$ 250	Annual Parks budget
<b>*Staff augmentation will be needed to provide annual O/M for Prop 68 projects; (1) PSA II. Current staffing levels will not allow support of these projects, annual O/M and property maintenance.</b>				
Maintenance	Cost	Total Cost	Comments	Funding:
Repair materials, ie. decomposed granite, paint, plant replacement, lumber, irrigation supplies, concrete, etc	\$	\$ 10,000	Material costs may vary year to year dependent upon wear and tear, market changes, etc	Annual Parks budget
	<b>Annual O/M</b>	\$ 21,250		
	Materials contingency 15%	\$ 3,188		
	<b>TOTAL ANNUAL O/M</b>	<b>\$ 24,438</b>		





1021 Monterey-Salinas Hwy • Salinas, CA 93908

**Laguna Seca Recreation Area**  
**Brief for Grant Capital Project**

**Project:**

Renovation of Chaparral and Can-Am current campsites and expanding the children's recreational fun area and other improvements associated within the two campgrounds, located within the 588 acre property.

Chaparral Total Sites = 72

Can-Am Total Sites = 21

**Needs:**

Sites have not been upgraded since 1980. Both locations are lacking potable water, modern electrical needs and wi-fi capabilities. Current campsite and pads are in disrepair and cannot handle the larger RVs currently in use today, as the site dimensions are as originally built. Electrical requirements for modern RVs also require additional amperage given the modern coaches and trailers. Access roads within the two campgrounds require repaving with a refresh of landscape in key locations. Renovation of restrooms and shower buildings, and new fencing throughout are needed. Community/activity building and common areas are in need of a refresh.

In the 21/22 Business Plan, CIP projects were included for Laguna Seca Recreation Area that addressed items noted in this brief. The overall dollar value of the project was estimated in excess of \$3,000,000. One campground, Grand Prix, which is all dry camping, is not included in this proposal. Grand Prix will be recommended for future renovation and expansion comparable to the suggested renovation as noted for Chaparral and Can-Am.

Potable water is not available throughout the park, however that upgrade and required investment is being reviewed at this time with the CAO's office through other funding opportunities.

**Proposed Project Scope of Work:**

- Have a professional park architect complete a design package for the work. To include campsite reconfiguration, sizing and design, selection of materials to be used, key area landscape additions and activity area for children.
- Add laundry facility.
- New stalls, fixtures and tile for restroom and shower facilities, two (2) total.

- Repave access roads within the campgrounds.
- Upgrade electrical, add infrastructure for wi-fi.
- Expand children's area or build-out an additional area with new equipment, using materials that are both safe and eco-friendly for campgrounds/recreational areas.

Request for Project Work: \$3,000,000

**Financial Implications:**

Since April 2020, marketing efforts have been in place to market the Recreation Area as just that, an area for camping, recreational activity such as bike riding, hiking and an area that is not just a racetrack. Given the location is 20-45 minutes from key world renown destinations, i.e., Monterey Peninsula, Salinas Valley, Pebble Beach and Big Sur, the demand for campsites are year-around, with the majority of renters coming from outside the Monterey Peninsula area. Previous management promoted campgrounds strictly for events/racing.

January 1, 2021 vs. YTD for 2019, overall revenue is up 58% with accommodations revenue up 55%. Occupancy is up 25.66% and average rate per site, up \$15.65. These figures do not include events. It is evident Laguna Seca being promoted as a campground and recreational area, and not just a racetrack, can generate additional revenue. With the improvements as noted, site rates would also be increased to be comparable to other campgrounds in Monterey County. Currently Laguna Seca site fees are well below the market rates by \$30-\$50.00 based on similar accommodations and conditions.

As it relates to expenses, we would not foresee any major additions. With the increasing of site dimensions, the number of sites may need to be reduced. Currently we have a very professional volunteer camp host program, daily cleaning of restrooms and showers, and check-out service for the sites. Security is also apparent throughout the park on patrols and in the guest booth 8pm-5am daily. The Ticket & Accommodations Manager currently oversees the campground operation.

As events are not included in the revenue numbers, four (4) major races per year can sell out the park. Given the various locations and shelf camping, the sites occupied can be north of 600. With other private rentals such as the Sea Otter Classic, additional camping revenue is generated.

I would formally request that the County of Monterey Parks Division accepts this brief proposal and allows Laguna Seca Recreation Area management additional time to complete any required due diligence for purposes of completing the grant application.

Thank you.

# CAMPING LOCATIONS

## LAGUNA SECA RECREATION AREA

- MOTORHOME AND TRAILER CAMPING
- MOTORHOME AND TRAILER EFFLUENT DISPOSAL STATION
- TENT CAMPING
- RESTROOMS
- SHOWERS
- PLAYGROUND
- ENTRY STATION

### APPROXIMATE SIZE

- XL = Extra Large 39 ft+
- L = Large 33-38 ft
- M = Medium 28-32 ft
- S = Small 21-27 ft
- XS = Small 15-20 ft
- T = Tent Sites
- A = Track View
- S = Scenic View
- H = Tent with Hookups
- H = Handicapped Site
- F = Favorable Group Camping

### CHAPARRAL "B" CAMPGROUND Sites 1-82

**NON-POTABLE WATER/ELECTRICITY HOOKUPS**  
 Levelled. Improved. Black top paid suitable for cars, pickup campers, and RV's. Will accommodate all types of camping equipment. Some shading. There are two bathrooms, one with hot showers. Every site has a picnic table and barbecue pit. Recommended for tents requiring stakes.

### CAN-AM CIRCLE "C" CAMPGROUND Sites 83-103

**NON-POTABLE WATER/ELECTRICITY HOOKUPS**  
 Levelled. Improved. Black top paid suitable for cars, pickup campers, and RV's. Will accommodate all types of camping equipment. Some shading. Every site has a picnic table and barbecue pit. Not recommended for tents requiring stakes.

### GRAND PRIX "A" CAMPGROUND Sites 107-177

**NO HOOKUPS**  
 Semi-levelled. Dirt top. Utility for tents and RV's. Some shading. Hot showers, and picnic tables. Every site has a picnic table and barbecue pit.

### TER CAMPGROUND Sites 178-215

Not available for all events

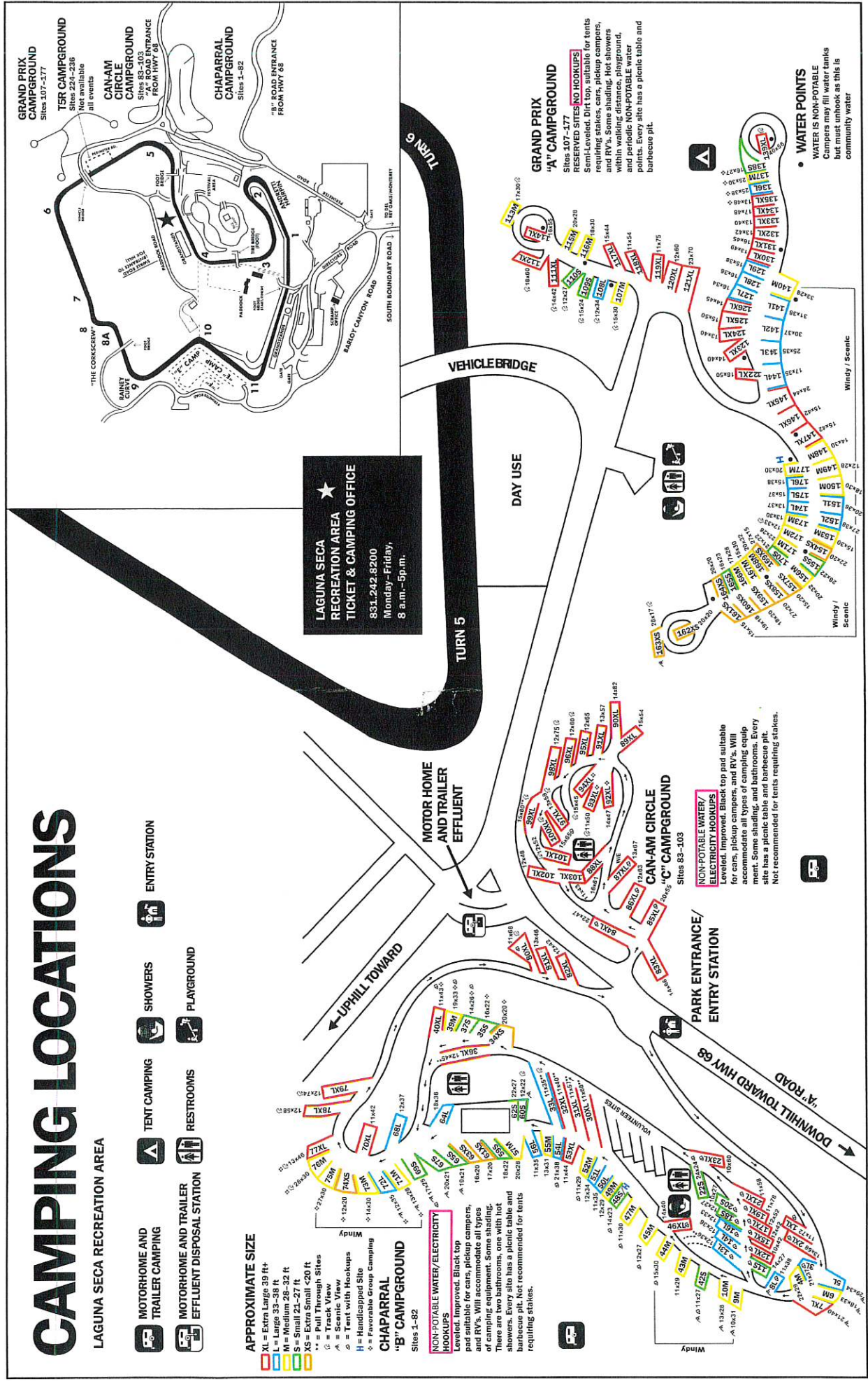
### CAN-AM CIRCLE CAMPGROUND Sites 216-245

Not available for all events

### CHAPARRAL CAMPGROUND Sites 1-82

Not available for all events

**LAGUNA SECA RECREATION AREA TICKET & CAMPING OFFICE**  
 831.242.8200  
 Monday - Friday, 8 a.m. - 5 p.m.



**WATER POINTS**  
 WATER IS NON-POTABLE  
 Campers may fill water tanks but must unhook as this is community water

**GRAND PRIX "A" CAMPGROUND**  
 Sites 107-177 **NO HOOKUPS**  
 Semi-levelled. Dirt top. Utility for tents and RV's. Some shading. Hot showers, and picnic tables. Every site has a picnic table and barbecue pit.

**NON-POTABLE WATER/ELECTRICITY HOOKUPS**  
 Levelled. Improved. Black top paid suitable for cars, pickup campers, and RV's. Will accommodate all types of camping equipment. Some shading. Every site has a picnic table and barbecue pit. Not recommended for tents requiring stakes.

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**WINDY / SCENIC**

**WINDY / SCENIC**

**WINDY**

**WINDY**

# Attachment B

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# 855 E. Laurel Site Map



Salinas Regional Soccer Complex



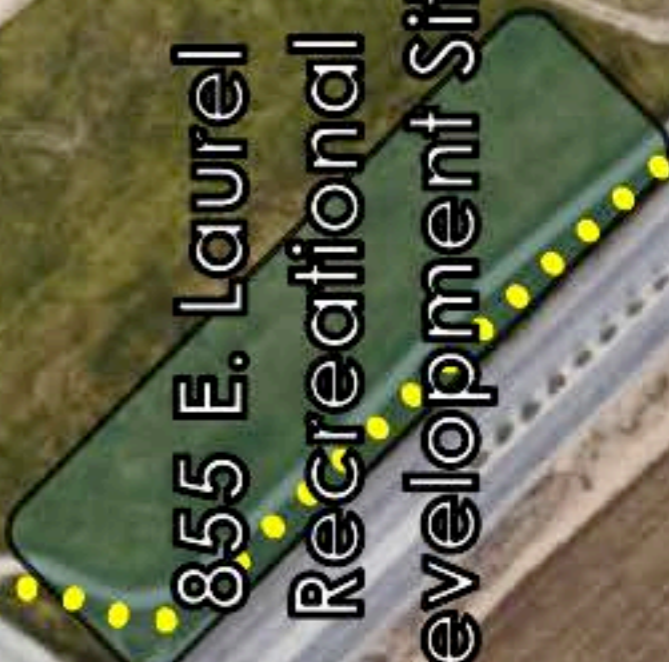
Monterey County Vietnam Veterans Memorial



Veterans Memorial Park

SHARE Center

County of Monterey Facilities



855 E. Laurel Recreational Development Site



Upper Carr Lake

Mission Trails ROP

Royal Oaks County Park Reservations

