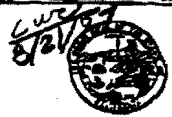


CALIFORNIA COASTAL COMMISSION

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Filed: 07/30/97
49th Day: 09/17/97
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Staff: LO/cm
Staff Report: 08/20/97 1840P
Hearing Date: 09/10/97
Commission Action:



W46

COASTAL DEVELOPMENT PERMIT: CONSENT CALENDAR

APPLICATION NO.: 3-97-053 Mission Trail Nature Preserve

APPLICANT: CITY OF CARMEL AGENT: Gary Kelly

PROJECT LOCATION: Mission Trail Park, off Rio Road at southern edge of City of Carmel-by-the-Sea, Monterey County.

PROJECT DESCRIPTION: Five-Year Permit for park maintenance and management activities. Allows Implementation of "Mission Trail Nature Preserve Master Plan", which includes use of mechanized equipment to restore a stream channel and to periodically repair an emergency access road. Also includes periodic trimming and clearing of vegetation to preclude obstruction of drainage channel, and to maintain access, scenic and habitat features of the park. See Exhibit C, attached, for complete list of activities authorized.

Project area: 35 acres
LCP status: certified LUP only
Plan designation: Passive Recreation
Zoning: P-1 Passive Recreation
(P-2A adjacent to Flanders Mansion)

LOCAL APPROVALS RECEIVED: City Council 10/1/96; CEQA: Categorically Exempt

SUBSTANTIVE FILE DOCUMENT: City of Carmel LCP Land Use Plan.

SUMMARY:

Staff recommends approval with conditions. This permit will enable implementation of a resource-based management plan for Mission Trail Park (now redesignated as a Nature Preserve). The plan will protect the riparian corridor and rare plant habitats found within the park, while allowing drainage channel maintenance needed to prevent flooding. Public use will continue consistent with the public access and recreation policies of the Coastal Act. The recommended conditions will preclude any exclusionary parking program without separate review by the Commission.

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STAFF RECOMMENDATION

The Staff recommends that the Commission adopt the following Resolution:

I. Approval with Conditions

The Commission hereby grants a permit for the proposed development, subject to the conditions below, on the grounds that the development will be in conformity with Chapter 3 of the California Coastal Act of 1976; will not prejudice the ability of the local government having jurisdiction over the area to implement a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act; and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions

See attached Exhibit A.

III. Special Conditions:

1. Scope of Permit. To the extent that such activities may be subject to coastal permit jurisdiction, this coastal development permit authorizes all activities listed in the "Mission Trail Nature Preserve Master Plan" (also known as the "Mission Trail Park Master Plan") as revised Aug. 27, 1996 (attached as Exhibit C). These activities are more particularly identified within the Master Plan "policies" in sections C through I ("PC-1" through "P-I-5"); Master Plan section J ("Parking and Access"); and Master Plan section K ("Use of Mechanized Equipment"). A separate coastal development permit, or amendment to this permit, shall be required for any reduction in available public parking in the vicinity of the park (J-1, J-3).

2. Notification Procedures. PRIOR TO COMMENCEMENT OF CONSTRUCTION, the Coastal Commission Executive Director shall be notified of the City's intent to conduct the following permitted activities:

- a. Placement of rip-rap (or other structural streambank erosion control measures) (PD-1, K-4); and,
- b. Extension or consolidation of trails (F-6, J-4, J-5).

In each instance the required notification shall be accompanied by a sketch indicating the location and methods to be used in carrying out the activity, for review and approval by the Executive Director. In addition, an annual report briefly summarizing the status of Master Plan implementation shall be submitted to the Commission as provided by Master Plan section K (by December 31 of each year, or other date mutually agreed upon).

3. Seasonal Limitations. Except where public safety, private or public property, or environmentally sensitive park resources, are immediately threatened; or where there is no feasible alternative; operation of mechanized equipment (i.e., motorized construction vehicles) in or immediately adjacent to stream channels shall be postponed until the channel has dried for the season.

4. Amendment Procedures. Any amendments or updates to the Master Plan shall be submitted for a determination of materiality by the Executive Director. Such changes shall not become effective unless and until they have been determined by the Executive Director to be immaterial, or if found to be material, have been approved by the Commission in accordance with its procedures for permit amendments.

5. Expiration. This permit is valid for a term of 5 years, through Sept. 10, 2002. It may be periodically extended for additional 5-year term(s) in accordance with the amendment process specified above, following a review of the preceding five year period, identification of any changed circumstances, and incorporation of any modifications needed to insure continued conformance with Coastal Act requirements.

IV. Findings and Declarations.

The Commission hereby finds and declares:

1. Background, Location. Carmel's Mission Trail Park is an approximately 35 acre open space area at the southeasterly corner of the City. It occupies a modest tributary canyon which opens to the historic mission on Rio Road, and is aligned with the paths which once connected the mission to the Spanish and Mexican-era capitol at Monterey.

Now, the canyon is part of the City park system, and provides both habitat protection and low-intensity recreational opportunities. The City has created a Master Plan for the park, now renamed the Mission Trail Nature Preserve. The Master Plan lists an extensive array of policies, goals, and objectives for management of the preserve, all for the purpose of protecting its natural resources and recreational values.

2. Project Purpose. While the City has a certified Land Use Plan, it has not yet completed the implementation phase of its Local Coastal Program (LCP). Therefore, pending LCP completion, all non-excluded development is subject to the Coastal Commission's permit jurisdiction. All of Carmel lies within the Coastal Zone.

The City and Coastal Commission staff both recognized the value of having a comprehensive resource management plan for Mission Trail Park (e.g., correspondence from L. Strnad to Gary Kelly, 3/26/96). It was also recognized that considerable efficiencies would be possible through approval of such a

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plan under the Commission's coastal permit process. This approach would avoid the multiple separate permit determination requests, waiver requests, and permit applications, all for relatively minor activities, that would ordinarily have to be processed over the life of the plan.

Accordingly, the City engaged a consultant (Jones and Stokes Associates) and appointed an Advisory Committee to create the comprehensive plan for Mission Trail Park. This plan was completed, with revisions, Aug. 27, 1996, and has now been submitted with a coastal permit application. A five year effective term is requested. Although the plan is intended to apply over a considerably longer period, a five year permit term will guarantee an opportunity for periodic review (and if needed, possible update) of the document.

The majority of management measures listed in the Master Plan (attached as Exhibit C to this report) do not constitute "development" and therefore are not subject to the Commission's coastal permit jurisdiction. Examples of such activities include tree trimming and educational programs. However, a few of the proposed activities, such as placement of a small amount of rip-rap to stabilize the eroding slope of the canyon's main drainage channel, or removal of exotic tree species, clearly are "developments" within the meaning of the Coastal Act.

Finally, a number of activities fall within a "maybe" category, depending on how they are implemented. For example, where multiple makeshift trails are found in certain areas, trail consolidation is proposed to protect habitat. If this is done in a way which simply identifies one of the existing routes as the primary trail, no permit would be required.

On the other hand, if grading, bridge building, or other structural improvements or removal of major vegetation were involved, then the activity would constitute "development." Therefore, in order to properly document these cases, and to provide an opportunity to review such proposals for conformance with the approved Master Plan, this permit is conditioned to require submittal of a sketch plan for Executive Director review and approval, in each instance, prior to commencement of construction.

3. Environmentally Sensitive Habitat.

a. Coastal Act Policies.

Coastal Act Section 30240.a states:

Section 30240.

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

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Related policies include Section 30231, which requires the protection of coastal waters through various means, including controlling runoff, preventing substantial interference with surface water flows, and "maintaining natural vegetation buffer areas that protect riparian habitats ...". Section 30233 limits "diking, filling, or dredging" of wetlands to specific purposes, including restoration, and requires that any such work "shall maintain or enhance the functional capacity of the wetland..." And, Section 30236 limits channelizations and other substantial alterations of streams to certain situations such as "flood control projects where no other method ... is feasible and where such protection is necessary ... to protect existing development ...". This section also requires incorporation of "the best mitigation measures feasible ...".

b. Resource Description. Most of Mission Trail Park is identified as environmentally sensitive habitat area (ESHA). Specific types of protected habitat include willow riparian forest, wet meadow, native Monterey pine forest on ancient dunes, rare animal (Monterey Dusky Footed Woodrat) and rare plant (Hickman's Onion) habitats. The location of these habitats, and the overall ESHA boundary are shown on p. 14 of Exhibit C, attached. Also shown are the location of the intermittent stream channels which drain the area during the winter (wet) season.

The canyon is tributary to the Carmel River Lagoon; drainage from the site enters culverts at the southern extremity of the park, for conveyance under Rio Road. Blockage or impairment of these culverts will result in flooding of Rio Road, the main access route into Carmel from the south. Such flooding could also potentially impact the low-lying Mission Fields residential neighborhood, immediately southeast.

c. Project Impacts. The overall purpose of the Master Plan is to insure the long-range protection of the Nature Preserve's ESHA's, and to provide for public enjoyment of the area without damage to the protected resources. Accordingly, the plan calls for measures which are for the purpose of protecting habitat but which may be subject to the coastal permit process. The primary examples are clearance of invasive exotic vegetation (which may include acacia or eucalyptus trees, for example); trail consolidation or extension (needed to reduce recreational overuse impacts or improve nature study opportunities); and stream channel maintenance (involving removal of obstructions to natural streamflow and placement of very limited rock slope protection [rip-rap] to reduce erosion).

Stream channel maintenance will help to restore normal directions of flow, reduce undercutting of riparian vegetation, and minimize the risk of erosion in the wet meadow area. It will also serve as a preventative measure to reduce the risk of erosional loss of the park's trail system, including the road-width Serra Trail, and will reduce the risk of flooding of Rio Road and nearby residences. However, correction of erosion and

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removal of obstructions will likely involve operation of motorized machinery in and around the stream channel. Such operations could have short term impacts such as increased sediment loading, unless the methods employed are designed to minimize disruptions within the stream channel.

Likewise, trail improvements will generally yield positive results, especially where the impacts of recreational overuse will be mitigated by trail consolidation -- and where public understanding and support will be enhanced through improved nature observation opportunities. However, the specific methods used in a particular instance could have either short-term or long-term impacts. For example, installation of a boardwalk in a wet meadow area would cover a small strip of habitat, but it would help to protect a much larger area from compaction and erosion produced by frequent random foot traffic.

d. Analysis. No significant changes are proposed within the Nature Preserve, and the existing trail system will be retained with only modest repairs and enhancements. Likewise, no diking, filling or dredging of the seasonal stream channels is proposed, except for minor erosion control work and removal of obstructions as needed to restore natural stream flows. Approximately 50 cubic yards of fill may be needed to repair the Serra Trail, the wood-chip surface of which is maintained at a width that will accommodate emergency and maintenance vehicle access.

These activities do not constitute "significant disruption" of the ESHA within the meaning of Coastal Act Section 30240. Also, continued operation of the trail system is essential for public understanding and appreciation of these protected areas. Therefore, it is a resource-dependent use which Section 30240 allows within an ESHA.

Implementation of the Master Plan will control runoff in order to minimize erosion; remediate obstacles (such as fallen logs and other debris) which would interfere with natural surface flows; and preserve natural vegetation buffer areas and riparian habitats. Therefore, the project will be consistent with, and help to implement Coastal Act Section 30231. Certain activities will be performed to maintain existing channels within the seasonal stream corridor, and in the vicinity of the wet meadow area. However, no channelizations, dredging, diking or other substantial stream alterations are contemplated within these wetland habitats. Therefore, on these grounds, Coastal Act Sections 30233 and 30236 do not apply.

The intent of these Sections, to protect wetlands and streams from significant disruption, is nonetheless met because: a) the proposed channel maintenance work is strictly for restoration purposes, as needed to maintain functional capacity; b) no other feasible, less damaging alternative has been identified; c) the short-term impacts of using mechanized equipment around the stream channel(s) can be mitigated through seasonal restrictions which restrict equipment operation while water is

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present in the channel; and, d) the proposed activities amount to a flood control measure needed to protect roads, houses and public recreational facilities located in the Carmel River floodplain.

e. Conclusion. The project comprises the various resource management activities to be implemented under the Mission Trail Nature Preserve Master Plan. As conditioned to restrict equipment operations in and around the stream channels during the wet season, it is consistent with the Coastal Act's policies for the protection of ESHA's. As an additional safeguard, this permit is also conditioned to require that specified categories of trail enhancement and stream channel work be subject to specific project-by-project review by the Executive Director.

4. Public Access and Recreation. Coastal Act Section 30210 calls for maximum access and recreational opportunities, consistent with needs such as public safety and protection of natural resource areas from overuse. Section 30212.5 addresses the need to distribute public facilities to mitigate the impacts of overcrowding, and Section 30213 requires that lower cost visitor and recreational facilities be protected. Section 30214 requires that access be implemented in a manner appropriate to the site. And, Section 30223 supports the reservation of upland areas for coastal recreational uses.

Mission Trail Park has been an important public recreational asset since the 1970's. The park, which is now designated as a Nature Preserve, provides ample opportunities for outdoor walking and nature study on its almost three miles of scenic trails. The submitted Master Plan will assure that this area will continue to be managed for these "passive" recreational uses, including the distribution of use throughout the park in order to avoid the overuse of any single area (see trail map on p. 15 of Exhibit C, attached). There is no visitor fee for park use.

A possible concern, however, is that the continued popularity of the preserve could result in parking impacts on surrounding neighborhoods. This in turn could lead to proposals for exclusionary parking programs. (No automobile parking is contemplated within the park, nor -- because of the extensive area of ESHA -- is any appropriate.) Accordingly, this permit is conditioned to make clear that any such program which would reduce available public parking in the vicinity of the Nature Preserve will require a separate coastal permit action by the Commission.

Therefore, as conditioned, approval of the project (Mission Trail Nature Preserve Master Plan) under the Commission's coastal permit process will conform with the above-cited Coastal Act sections regarding public access and recreation.

5. Scenic Resources. Coastal Act Section 30251 requires that the scenic and visual qualities of coastal areas be protected and, where degraded, restored and enhanced. Mission Trail Nature Preserve represents a scenic

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resource of considerable importance, and helps provide an important visual context for the historic mission (which has otherwise been severely encroached upon by residential development). Approval of the Master Plan will support the continued protection of this scenic resource, thereby conforming with the requirements of Section 30251.

6. LCP Status, CEQA Conformance. The City has an approved, certified Land Use Plan (LUP), but has not yet completed the implementation phase of its Local Coastal Program (LCP). The submitted Mission Trail Park/Nature Preserve Master Plan is consistent with the certified LUP, and will not prejudice the City's ability to complete its LCP in accordance with Coastal Act requirements.

With respect to CEQA, this project was determined to be Categorical Exempt (Class 1, C and D) by the City. As described in the Findings above, several additional concerns were identified and will be mitigated through the conditions attached to this permit. Therefore, as conditioned, the project will not create any significant adverse environmental impacts within the meaning of the Calif. Environmental Quality Act.

1840P

EXHIBIT-A

RECOMMENDED CONDITIONS

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgement. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXHIBIT NO. A

APPLICATION NO.

3-97-053

MISSION TRAIL NATURE PRESERVE

Standard Conditions



California Coastal Commission

CARMEL-BY-THE-SEA

22

SCALE
0 100 200 300 400 FT.

C
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LEGEND
CARMEL BAY

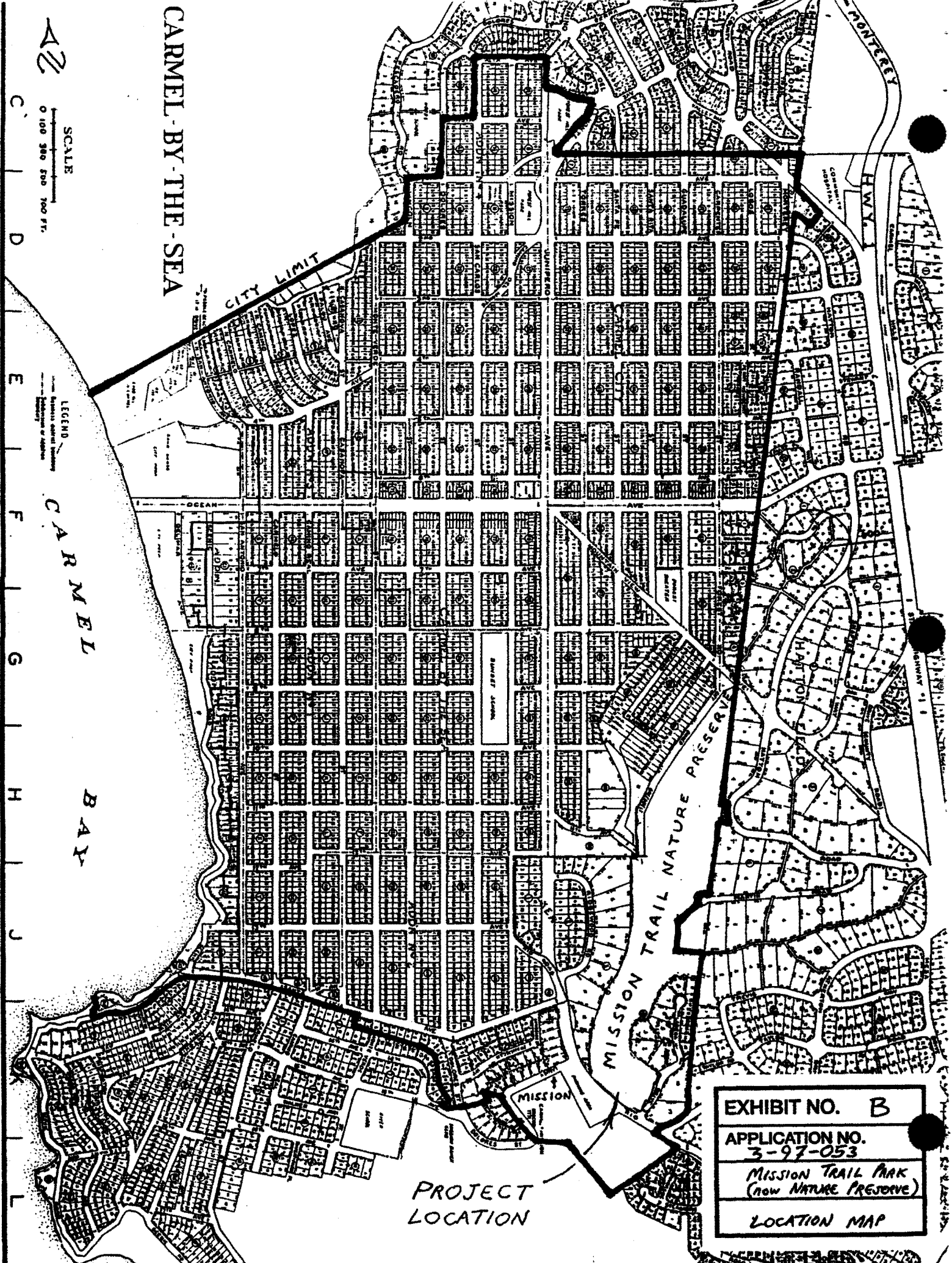
CITY LIMIT

MONTEREY HWY

MISSION TRAIL NATURE PRESERVE

PROJECT LOCATION

EXHIBIT NO. B
APPLICATION NO. 3-97-053
MISSION TRAIL PARK (NOW NATURE PRESERVE)
LOCATION MAP



**MISSION TRAIL
NATURE PRESERVE
MASTER PLAN**

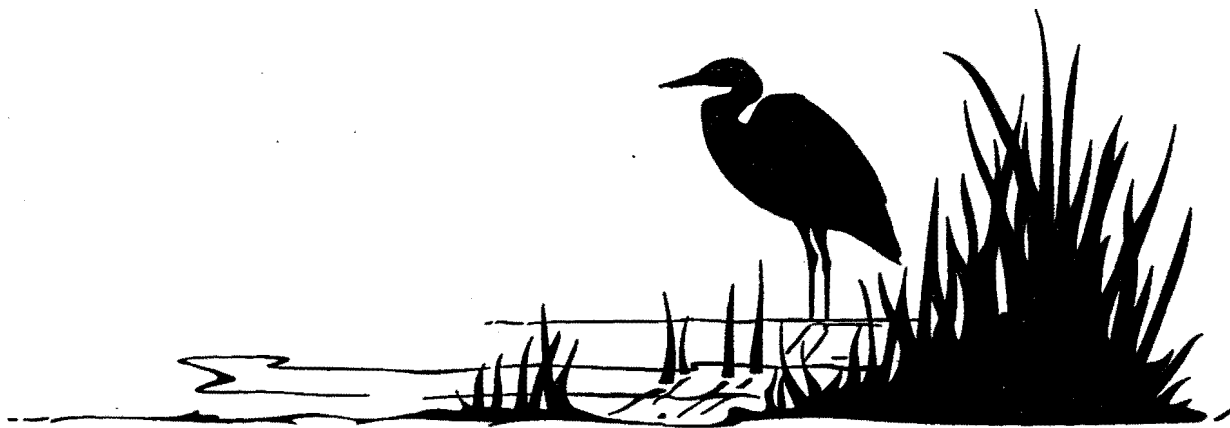


EXHIBIT NO. C
APPLICATION NO. 3-97-053
MISSION TRAIL NATURE PRESERVE
MASTER PLAN

MISSION TRAIL NATURE PRESERVE

MASTER PLAN

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MISSION TRAIL PARK MASTER PLAN

A. INTRODUCTION

HISTORY OF THE PARK

Mission Trail Park, designated a nature park in 1979, approved by the Carmel-by-the-Sea Forest and Beach Commission and adopted by the City Council, has been established as a natural parkland for passive recreational use. The park boundaries encompass 35 acres of unspoiled native vegetation and includes the Flanders Mansion, the Lester Rowntree Native Plant Garden and the meadow off Martin Road.

The Park affords the user the opportunity to enjoy the natural beauty of seasonal growth and change of flora and fauna, to walk the trails, and to take in the grandeur of the expansive vistas, particularly those of the Fish Ranch, Point Lobos, Carmel Mission, and Carmel Bay.

Stately pines, oaks and a pure stand of toyon dominate the northern reaches of the park, while a dense stand of willow shrouds the low-lying flood plain to the south.

During any season of the year various birds (more than 50 species) can be seen, and displays of native grasses, trees, shrubs and wildflowers can be viewed as one hikes along the three miles of trails within the park boundaries. Each new season announces the coming of subtle alterations in the character of the park's vegetation and provides new color displays for the avid or occasional hiker.

B. MASTER PLAN

Most of Mission Trail Park is designated as an Environmentally Sensitive Habitat Area (ESHA). ESHA's are defined in Section 30107.5 of the California Coastal Act of 1976 as "any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments." In a natural setting, ESHA's would be fully self-sustaining and would not need active management. Mission Trail Park, an isolated remnant of a larger environmentally sensitive area, is now surrounded by urban development. Active management is essential if resource values of this habitat are to be protected and preserved.

The purpose of the Master Plan is twofold:

1. To establish and maintain long range goals for preservation and use of the park.
2. To guide the City in its decision making process concerning the management of the park.

The Master Plan has evolved over a period of years through data gathered from a report prepared by Jones and Stokes Associates, staff analysis, and public input. It consists of both written policies and a physical map of the park. Throughout the process, citizen input evaluating past City actions and suggesting further directions has been actively encouraged. The Mission Trail Park Advisory Committee was assigned the task of preparing the Master Plan by the City Council. Its members are: Russell Gifford, Roberta Bialek, Tim Zorach, Steve Brooks, and Wayne Earls (non-voting members are Carey Olson representative from the Rowntree Native Plant Garden and Maxine Jennings representative from the Recreation Commission).

The format of the Master Plan is similar to the City's General Plan. It is divided into sections relating to specific areas of the park, physical features, fire suppression, vegetation, trails and public use. Within each of these sections, goals are established, objectives identified, followed by policies supporting the objectives. It is intended that all policies under each objective have equal weight. Naturally, when making decisions based on the policies in this Master Plan, some policies will have greater bearing on the matter at hand, than do other policies under the same objective.

C. VEGETATION

Mission Trail Park supports a mosaic of vegetation consisting of a Monterey pine forest on inland granitic bedrock and old dunes, central coast arroyo willow riparian forest, boxed alder and cottonwood trees, wetland drainage, wet meadow, coast live oak woodland, coastal terrace prairie, and horticultural plantings.

- | | |
|------------------|--|
| Goal C-1 | No other area of the community offers such a forested tranquil setting and the intent is to preserve the same atmosphere for generations to come. |
| Objective | C-1 To preserve and enhance the vegetative diversity consisting of Monterey pine forest, central coast willow riparian forest, wet meadow, coast live oak woodland, boxed alder, cottonwood, coastal terrace prairie and horticultural plantings. |
| P C-1 | Continue the annual Monterey pine seedling planting during the winter of each year (local genetic stock). Enhance effort to replant and maintain native tree species similar to nearby native riparian vegetation. |
| P C-2 | Avoid removal or pruning of native riparian vegetation except for drainage channel and road/trail clearance and/or for the purpose of new native indigenous tree/shrub establishment. |

- Objective C-2 Enhance coastal terrace prairie on the west and south facing slopes in the Martin Road parcel and between the outlet meadow and Ladera Drive.
- P C-3 Nonnative shrubs and their roots invading these areas should be removed manually during late spring when soils are moist and before seed/seed pods become viable.
- Objective C-3 Avoid further erosion and loss of native coastal and terrace vegetation.
- P C-4 Maintenance of the foot path in this area is necessary. Install rock or wood steps in the steep path sections and define the path's edge with rock.
- Objective C-4 Reduce the introduction and population of invasive horticultural species.
- P C-5 Provide adjacent residents with a list of plants that are compatible with the native vegetation of the park. Encourage use of this list as a guide for planting. Additionally, provide a list of plants to avoid.
- P C-6 Organize volunteer work groups to remove nonnative plants from the park. The California Department of Forestry and Fire Protection crews from Gabilan Camp could be used to assist this effort.
- Objective C-5 Monitor the Hickman's onion population and implement measures to protect the population. (Considered as an endangered species by the California Native Plant Society.)
- P C-7 Consider retaining a qualified volunteer botanist to monitor the population of Hickman's onion population to determine if current management practices and public use of the coastal terrace prairie are affecting the viability of the population.
- P C-8 Consider limiting access in the coastal terrace prairie during winter and spring months when the soil disturbance could affect the species.
- Objective C-6 Maintain and enhance habitat for Monterey Dusky-Footed Woodrat (a special status wildlife species), in accordance with recommendations of a qualified biologist.

- P C-9 Consider retaining a volunteer biologist to monitor the rat's population and develop a management plan to help ensure its survival.

D. WETLANDS AND RIPARIAN HABITATS

Central coast arroyo willow riparian forest occurs as a dense, multilayered forest along the western boundary of the park. Riparian forest also occurs along a perennial drainage near the western boundary of the park. The riparian forest is characterized by a canopy layer of black cottonwood and arroyo willow and a sub-canopy of shrub-size arroyo willow and dogwood.

Wet meadow dominates the southern end of the park. The wet meadow is characterized by a mix of wet meadow species, grassland species, and introduced grasses.

Goal D-1 These rare coastal habitats and their associated plants and animals require continual protection, maintenance, and enhancement for their own sake and so that citizens of Carmel and visitors to Carmel can enjoy the flora, fauna, and scenery of these habitats in perpetuity.

Objective D-1 Maintain natural drainage patterns except where erosion or human safety problems may be created.

P D-1 Remove fallen trees and limbs from the stream channels as needed. Place rip-rap to prevent erosion only in situations where private property or public safety is at risk.

Objective D-2 Encourage native vegetation to reestablish on sites previously mowed, cut, or invaded by exotic species.

P D-2 Allow willows to grow in the riparian corridor and the wet meadow.

P D-3 Remove and/or consider removal of both intentionally introduced plants and invasives by instituting an annual program through joint efforts of contract workers and volunteers.

P D-4 Research the most appropriate time for mowing grasses to encourage the growth of native plants and discourage exotics and schedule accordingly.

- Objective D-3 Encourage/allow the channelized ditch to revert to a more natural channel in order to enhance the Park's wetlands (riparian forest, wet meadow) and natural character.
- P D-5 To meet this objective within the constraints of safety and/or access to trails appropriate efforts should be utilized (e.g., diversions, etc.).
- Objective D-4 Prepare annual maintenance plans for these habitats.
- Objective D-5 Prohibit cleaning of City maintenance equipment in the park.
- Objective D-5 Explore possibilities of intermittent wetlands.

E. DRAINAGE

Two main perennial drains and smaller drainages transect the park. The main perennial drainage begins at the northern end of the park, runs along the western boundary, and forks near the center. At the northern end, the drainage bottom is generally unvegetated. The canyon sides are vegetated with Monterey pine and coast live oak with a dense under-story of French broom, German ivy, English ivy, and California Blackberry. French broom dominates the banks along the northern portion of the drainage, grading into a dense central coast arroyo willow riparian forest (near the 11th Street entrance to the park at Willow Trail.) Redwood, bay tree (*Umbellularia californica*), and bamboo (*Bambusa sp.*) also occur in localized portions of the drainage.

Goal E-1 To preserve the natural drainage of the Park and encourage wetlands.

Objective E-1 Maintain the existing creek bed and preclude it from becoming debris clogged.

P E-1 The Public Works and Forest and Beach Departments are to repair stream bank deterioration as it occurs, and remove inert debris and new growth to the extent that they prohibit water flow within the established channel. Projects of this nature shall be reviewed by the Forest and Beach Commission, similar to its review of street projects.

P E-2 The Public Works Department to maintain a box culvert inlet adjacent to Rio Road to prevent flooding.

- P E-3 Consult with appropriate agencies regarding wetland management.
- Goal E-2 To preclude manmade objects from inhibiting drainage along the road.
- Objective E-2 Maintain the shoulders and cross flows on the park bed to insure surface water can easily enter the creek.
- P E-2 The Public Works Department is to clean and grade road shoulders and maintain culverts at least twice yearly, to insure continuous drainage. Trimming by the Forest and Beach Department will be conducted to the extent necessary to allow access by the City maintenance equipment.

E. PUBLIC USES

Mission Trail Park is open to the public for passive recreational use. Primary uses include hiking, jogging, birding, and relaxation in a quiet natural setting. There are five park entrances: Mountain View Avenue, Rio Road, 11th Avenue, Martin Road, and Hatton Road. These entrances lead to a series of trails meandering throughout the park. This series of trails exceeds three miles in length and is intended for foot traffic only.

- Goal F-1 To provide reasonable low-impact uses of the Park for the enjoyment of its natural surroundings and plant and wildlife inhabitants. This goal coincides with the General Plan of City of Carmel which reads (G 6-1)": To protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence . . ."
- Objective F-1 Change the Park's name to Mission Trail Nature Preserve.
- P F-1 Changing the Park's designation to a Nature Preserve would require a review of permitted uses. This name change, besides reflecting a stronger wildland preservation policy, would attract people seeking this kind of recreation experience.
- P F-2 Review existing uses and conditions relative to trails, wildflower picking, bicycle use, events, dogs, parking, etc.
- Objective F-2 Maintain and make available an up-to-date printed brochure that offers park users helpful information. The brochure would also offer appropriate explanations for Park (Preserve) use restrictions.

- Objective F-3 Develop a permanent program for routine maintenance with the inclusion of public participation through work sessions.
- Objective F-4 Public information of the park were changed to that of a Natural Preserve, interpretive signs for public information should be located at entrances and appropriate places along the paths.
- Objective F-5 Preserve and protect the park's wild animal and bird population.
- P F-3 Discourage existence of feral animals within the park.
- Objective F-6 Explore the possibility of extending the main trail to the north where it intersects Seventh Avenue.
- Objective F-7 Explore all access lanes into the park.

G. LESTER ROWNTREE NATIVE PLANT GARDEN

The Lester Rowntree Native Plant Garden was created to provide a quiet nature study area where native California trees, shrubs and plants are grown for exhibition and study and displayed to enhance the natural beauty of the area. It is located just off Hatton Road and is approximately one acre in size.

Goal G-1 Provide an area where the general public can view and study native California plants and trees. The goal is that the knowledge gained will lead to an expanded use of native flora in private landscapes.

- Objective G-1 To develop an educational program about California native flora to meet the increasing needs of the public.
- P G-1 Provide informative brochure for the public on the native flora found in the garden.
- P G-2 Label native plants and areas in the garden with identifying and explanatory information.
- P G-3 Coordinate publicity or press releases for special projects or educational programs.

Mission Trail Park Master Plan
 (Revised 27 August 1996)
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- Objective G-2 To formulate and implement a master plan for current and future plantings in the garden
- P G-3 Bring in experts to assist in correct identification of flora currently in the garden.
- P G-4 Assign areas of responsibility to members of the Native Plant Garden Committee and discuss design, progress and problems at regular monthly meetings.
- P G-5 Create and maintain a demonstration garden for native flowers.
- Objective G-3 The Volunteer Committee will assist the Forest, Parks and Beach Director and staff in responsibility for the garden.
- P G-6 Serve as a coordinating unit for communication between Forest and Beach Commission and Monterey Bay Chapter of the California Native Plant Society.
- P G-7 Recruit and train volunteers to plant, weed, water and care for the garden under the direction of the Forest, Parks and Beach Department staff.
- P G-8 Schedule and advertize volunteer work days as needed to maintain the garden.

H. FLANDERS' MANSION

The Flanders' Mansion, called "Outlands" by Mrs. Grace Flanders, was completed in May of 1925. At that time the Flanders family moved in and the mansion remained in private hands until 1971 when the City of Carmel purchased it for \$275,000. The Mansion is an intrinsic part of Mission Trail Park and the surrounding area. Any use found for the Mansion should satisfy the following goals.

- Goal H-1 Maintain City owned building and grounds consistent with its status as a City owned nationally registered historical building.
- Goal H-2 Utilize City owned facility in a manner beneficial to the residents of Carmel-by-the-Sea while minimizing its expense to the City.

- Goal H-3** Support uses that are compatible with its location in Mission Trail Park and adjacent to the Native Plant Garden and Hatton Road neighborhood.

I. STEWARDSHIP PROGRAM

The ESHA boundaries could be extended beyond park boundaries to include adjacent private land. Habitats do not follow man made area designations.

- Goal I-1** Develop a Stewardship Program based on the premise that resource management is a cooperative effort between the City and its citizens.

Objective I-1 Prepare an informational pamphlet about the Stewardship Program to educate residents about the importance of maintaining and enhancing ESHA's and other important habitats that cross over park boundaries and into residential neighborhoods.

Objective I-2 Periodically, adjacent property owners should receive information concerning maintenance of fire buffers, removal techniques for common invasive species, not feeding feral animals, etc.

Objective I-3 Encourage a volunteer program for maintenance and enhancement of the park.

P I-4 A list of all property owners adjacent to the park should be compiled.

P I-5 The information could be distributed by volunteers members to achieve a more personal relationship, thereby, stimulating the Stewardship Program.

J. PARKING AND ACCESS

There is no private vehicle access to the park proper. Vehicles may enter from Hatton Road via a driveway that leads to Flanders' Mansion. Space is available for parking near the Mansion for a limited number of vehicles. The City has considered several parking alternatives around the Mansion. However, a consensus as to the most appropriate location(s) has not been achieved.

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- Goal J-1 Limit private vehicle access.
- Goal J-2 Prohibit vehicular parking within the park proper.
- Goal J-3 Consider development and implementation of a parking plan in the vicinity of the Flanders' Mansion, when a use for the facility has been determined by the City Council.
- Goal J-4 Formalize a trail thru Martin Meadows.
- Goal J-5 Develop lanes located on County property north of the park for access.

K. USE OF MECHANIZED EQUIPMENT

Maintenance in Mission Trail Park should be done using great care to avoid degradation of resources. Satisfying some of these goals included in the Drainage and Wetlands and Riparian Habitats Sections of this Master Plan require the use of mechanized equipment. Ensuring public safety also required the use of certain equipment. The City has limited staff, therefore, the following maintenance activities may include the use of mechanized equipment:

1. Repair of stream bank deterioration as it occurs, and remove inert debris and new growth to the extent that they prohibit water flow within the established channel.
 (P E - 1) (Annually: September - October.)
2. Clean and grade road shoulders and maintain culverts to ensure continuous drainage. Trim vegetation to the extent necessary to allow access of equipment (P E - 2)
 (Annually: September - October.)
3. Removal of fallen limbs and trees from stream channels (P D -1) (As needed.)
4. Placement of rip-rap to prevent erosion only in situations where private property or public safety is at risk (P D - 1) (as needed.)
5. Mowing of meadow grasses to reduce the risk of fire (June.)
6. Maintain Serra Trail to allow access of emergency vehicles (Semiannually.)
7. Removal of dead/hazardous trees (as needed.)
8. Trail maintenance and clearance (June - August.)

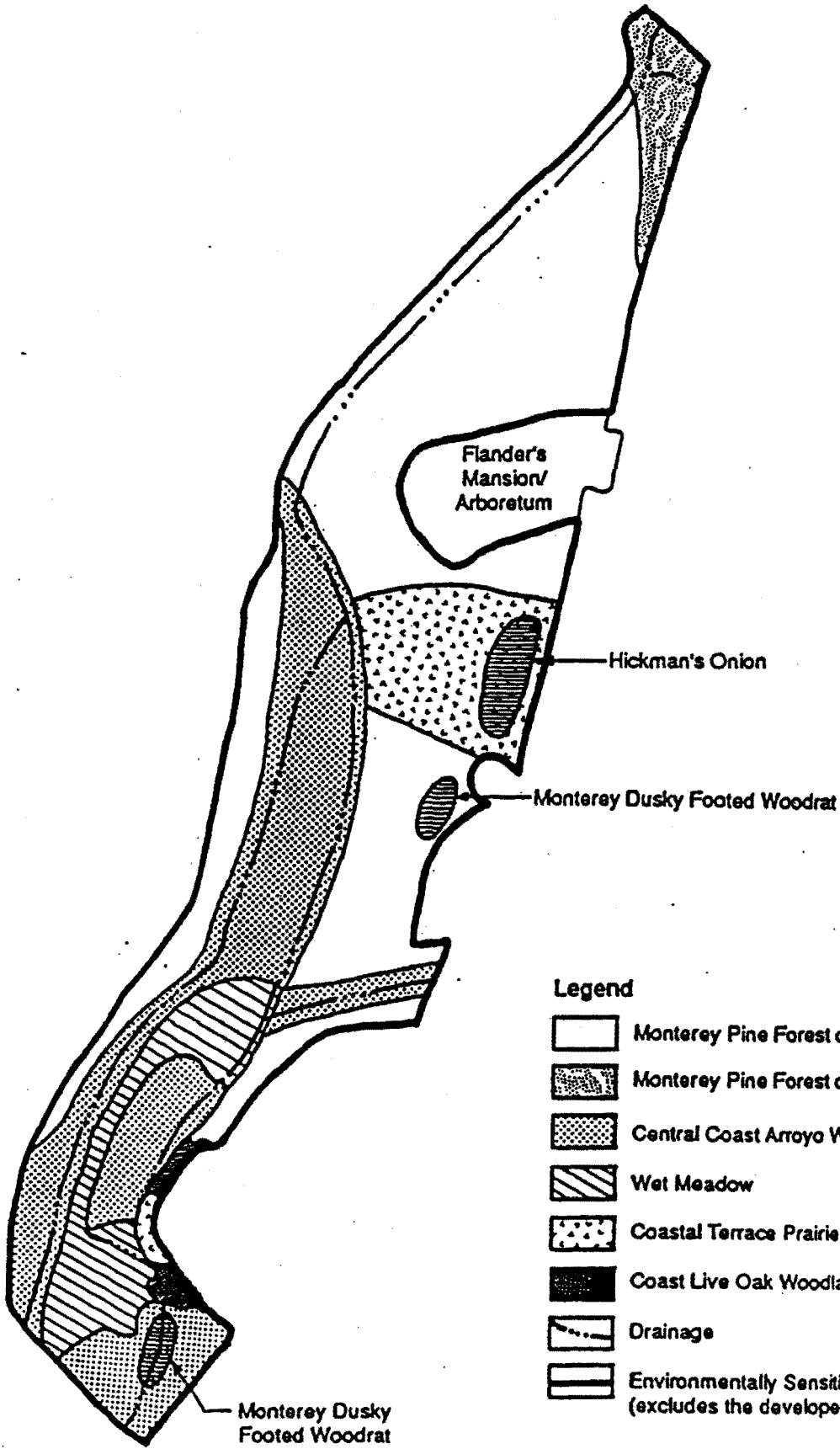
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The Forest, Parks and Beach Director is responsible for monitoring these activities and reporting to the Forest and Beach Commission scheduled tasks and their results. An annual report will be prepared for Forest and Beach Commission review before submittal to the Coastal Commission.

L. MAPS

1. Jones and Stokes Associates, Inc. map: Location of Special-Status Species, Vegetation Types, and ESHA Boundary at Mission Trail Park.
2. Map showing nature trail, service roads, and entrances to the park.

Not to Scale



- Legend**
- Monterey Pine Forest on Inland Granitic Bedrock
 - Monterey Pine Forest on on Oldest Dune Formation
 - Central Coast Arroyo Willow Riparian Forest
 - Wet Meadow
 - Coastal Terrace Prairie
 - Coast Live Oak Woodland
 - Drainage
 - Environmentally Sensitive Habitat Area Boundary (excludes the developed Flander's Mansion/Arboretum)

Mission Trail Nature Preserve



- Entrances
- ★ Benches
- Main Trails
- - - Nature Trails
- █ Park Boundary

- 1 Native Plant Garden- 25800 Hatton Rd
- 2 Flanders Mansion
- 3 Toyon Grove
- 4 Scenic Vista
- 5 Wild Flowers- Redwood Grove
- 6 Willow Trail Tunnel
- 7 Mission Vista - Wild Poppies

I would like to support Mission Trail Nature Preserve. Enclosed is my doanition in the amount of \$ _____.

Name: _____

Address: _____

Please write you check to: Mission Trail Nature Preserve - City of Carmel-by-the-Sea. The mailing address is Post Office Box CC, Carmel, California 93921

Thank you very much for caring about the Nature Preserve!

EXHIBIT C
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