

**CALIFORNIA COASTAL COMMISSION**

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Hearing date:	05/08/03

**COASTAL DEVELOPMENT PERMIT APPLICATION**

**Application number** .....3-02-094, Mission Trails Nature Preserve Master Plan

**Applicant**.....City of Carmel by the Sea

**Project location**.....Rio Road at the southern edge of the City limits, City of Carmel-by-the-Sea, Monterey County (APN 009-341-001, 009-341-008, 010-061-005). See Exhibit 1.

**Project description** .....Five-year permit for park maintenance and management activities. Allows implementation of "Mission Trails 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.

**File documents**.....Commission-approved Land Use Plan (3/03); Prior Mission Trails Nature Preserve 5-year plan (3-97-053).

**Staff recommendation** ...Approve with Conditions

**Summary:** Mission Trails Nature Preserve is the City of Carmel-by-the-Sea's largest inland park. It is an important recreational asset and an equally important natural resource area. Nearly all of it is designated environmentally sensitive habitat. It represents a scenic resource and provides an important visual context for the historic Mission at the southeastern edge of the village. The Mission Trails Nature Preserve Master Plan provides a resource-based approach for maintenance and management activities within the park's boundaries, that seeks to protect the riparian corridor and rare plant habitats found within the park, while allowing drainage channel maintenance needed to prevent flooding. The Plan was completed with revisions in 1996. In 1997, the Commission approved CDP 3-97-053 authorizing its implementation over a five-year period. Since that time the Plan has been updated and supplemented by corresponding LUP policies approved by the Commission in March 2003.

This permit application requests that the Commission renew its authorization of plan implementation for another 5-year period. Staff recommends approval with conditions to protect public parking. This is achieved by precluding the establishment of any exclusionary parking program without separate review and approval by the Commission. Additionally, the recommended special conditions require that the



**California Coastal Commission**  
**May 8, 2003 Meeting in Monterey**

Staff: Michael Watson Approved by: *DSL*

Master Plan will be implemented in accordance with the recently approved LUP policies, and requires the applicant to notify the Executive Director of the project and the measures that will be implemented to avoid adverse impacts prior to commencing significant development activities. With these conditions, implementation of the MTNP Master Plan will protect coastal resources and enhance public access and recreational opportunities consistent with the Chapter 3 policies of the Coastal Act.

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### 1. Staff Recommendation on CDP Application

The staff recommends that the Commission, after public hearing, approve a coastal development permit for the proposed development.

**Motion.** I move that the Commission approve Coastal Development Permit Number 3-02-094 for the development proposed by the Applicants.

**Staff Recommendation of Approval.** Staff recommends a YES vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

**Resolution to Approve the Permit.** The Commission hereby approves a coastal development



permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

## 2. Conditions of Approval

### A. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** 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. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **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.
5. **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.

### B. Special Conditions

1. **Scope of Permit.** This coastal development permit authorizes the development activities listed in the Mission Trails Nature Preserve Master Plan, as specifically described by the Master Plan and as revised and supplemented by the approved Carmel-by-the-Sea Land Use Plan (March 2003). All development shall be implemented in accordance with the applicable policies of the approved Land Use Plan. This permit does not authorize any reduction in available public parking in the vicinity of the park, such development shall require a separate coastal development permit or



amendment to this permit..

2. **Project Specific Plans and Notification Procedures.** AT LEAST TEN WORKING DAYS PRIOR TO INITIATION OF ANY ACTIVITY INVOLVING THE PLACEMENT OF RIP-RAP, GRADING, TRAIL EXPANSION OR CONSOLIDATION, OR REMOVAL OF SIGNIFICANT VEGETATION, the permittee shall notify the Coastal Commission Executive Director of the proposed development. In each instance, the required notification of proposed development shall be accompanied by a project description and plans for identifying the specific development activities, locations, construction methods, and mitigation measures that will be implemented in accordance with the Master Plan and LUP to ensure sensitive biological resources and coastal water quality will be protected both during and after construction. All maintenance and management activities shall be designed and carried out consistent with the resource protection policies, objectives, and goals of the recently approved (March 2003) Land Use Plan.
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 from the date of approval. It may be periodically extended for an additional 5 years 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. Amendment requests to extend this permit for an additional five years shall be submitted prior to the expiration date of this permit.

### **3. Recommended Findings and Declarations**

The Commission finds and declares as follows:

#### **A. Project Location and Description**

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 Mission Trails 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.

The City and Coastal staff both recognized the value of having a comprehensive resource management plan for Mission Trails Nature Preserve when the Plan was first approved in 1997. It was also recognized at that time that considerable efficiencies would be possible through approval of such a plan under the Commission's coastal permit process. This approach would avoid the multiple separate permit determination requests, waiver requests, and permit applications for relatively minor activities that trigger the need for a permit. Accordingly, a five-year permit authorizing plan implementation was granted by the Commission in 1997.

The five year term and the current request for renewal, provides an opportunity for periodic review and if needed, an update of the plan. A significant change since 1997 is the Commission's recent approval of the City's Land Use Plan, which contains the Master Plan as an appendix. The LUP incorporates the management measures of Master Plan and, in addition, provides broader protection measures for sensitive habitat, riparian and wetland habitats, as well as water quality and other coastal resources. To bring the Master Plan into compliance with the broader protection measures of the LUP, staff recommended two modifications to the Master Plan. The first modification requires the City to allow the channelized ditch to revert to a more natural channel. The second modification was to not place any limits on the ESHA boundaries. A natural channel provides downstream benefits to riparian and wetland resources, visual resources, and coastal water resources. ESHA resources do not follow manmade boundaries such as park boundaries. Staff found that as modified, the MTNP Master Plan was consistent with the Chapter 3 policies of the Coastal Act and that the implementation of its management measures would be adequate to protect and enhance the natural resources and public recreational opportunities of the park. These modifications were approved by the Commission in their action on the Carmel LUP.

The majority of management measures listed in the Master Plan do not constitute "development" and therefore are not subject to the Commission's coastal permit requirements. Examples of such activities include tree trimming and educational programs. However, a few proposed activities such as placement of a small amount of rip-rap to stabilize an eroding slope of the canyon main drainage channel or significant removal of vegetation, clearly qualify as "development" within the meaning of the Coastal Act.

A number of other management activities may also fall within the category of development depending on how they are implemented. For example, where multiple makeshift trails are found in 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 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 and the Coastal Act, this permit is conditioned to require submittal of a plan for Executive Director review and approval in each instance prior to commencement of construction.

## **B. Standard of Review/LCP History**

The entire City of Carmel falls within the coastal zone, but the City does not yet have a certified LCP. While the Commission approved the LUP with modifications on March 6, 2003, the City has not yet formally adopted the suggested modifications or completed the implementation phase of its Local Coastal Program. Therefore, pending LCP completion, all non-excluded development is subject to coastal development permit approval by the Commission and compliance with the requirements of the Coastal Act. Maintenance activities such as those proposed by the Mission Trails Nature Preserve Master Plan are not excluded from the coastal development permit requirements of the Coastal Act. As a result, although the recently approved Land Use Plan policies can provide context and guidance, the standard of review for this application is the Coastal Act.

## **C. Environmentally Sensitive Habitat**

*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.*

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..." Sections 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..." Section 30236 limits channelization 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 "the best mitigation measures feasible..."

Additionally, the LUP provides broad policy guidance for the identification and protection of environmentally sensitive habitat. Appendix E: ESHA Study describes and maps the known ESHA within Mission Trails Nature Preserve. The Study makes it clear that the maps show just currently designated ESHA and provides for identification of additional ESHA in the future. The LUP also affords protection of ESHA from most new development including management measures to ensure that public development is compatible with resource protection. Policy P9-256 mimics Coastal Act language to "protect environmentally sensitive habitat areas against significant disruption of habitat values." The City's LUP also includes a variety of important policies to minimize landform alteration, avoid



significant removal of vegetation, and address water quality issues. The LUP has a series of mitigation and management measures designed to minimize impacts to coastal resources and aquatic habitats.

### **Resource Description**

Most of Mission Trails is identified in the LUP 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 current location of these habitats are shown on pages 13 & 14 of Exhibit 2 attached. Also shown are the locations of the intermittent stream channels, which drain the area during the winter wet season.

The canyon within the park is a tributary to the Carmel River Lagoon. Drainage from the site enters culverts at the southern extremity of the park and is conveyed to the lagoon 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. Thus, a primary focus of the plan is to maintain the flow capacity of this drainage channel in a manner that also protects riparian, wetland, and aquatic habitats.

### **Project Impacts**

The overall purpose of the Master Plan is to ensure 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 significant stands of exotic vegetation such as eucalyptus trees, 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 stream flow and placement of very limited rock slope protection [riparap] 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 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.

### **Analysis**

No significant changes are proposed within the Nature Preserve and the existing trail system will be retained with only modest repairs and enhancements. 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. Likewise, no diking, filling, or dredging of the seasonal stream channel is proposed, except for minor erosion control work and removal of obstructions as needed to restore natural stream flows. These activities do not constitute "significant disruption" of the ESHA within the meaning of Coastal Act Section 30240.

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 habitat. 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 channelization, 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 the Coastal Act 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 channels can be mitigated through seasonal restrictions which restrict equipment operation while water is 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.

Conversely, the placement of rip-rap, extensive grading, and removal of significant vegetation *do* have the potential for "significant disruption" of ESHA within the meaning of Coastal Act Section 30240. The City is not contemplating having to implement these activities except in rare instances where they are necessary to protect public safety by arresting streamside erosion or preventing flooding, for example. In order to ensure that these types of development activities do not result in degradation of sensitive habitat or coastal waters, the Commission has attached Special Conditions 2 and 3. Special Condition 2 requires advance notice of the proposed development and Executive Director review and approval of the proposed development activities, methods, and locations. Special Condition 2 also requires that each development activity be designed and carried out consistent with the resource protection provisions of the LUP, such as those calling for the Park's main drainage course to be restored to a more natural stream. Special Condition 3 places a seasonal limitation on work within the streambed and channel. Operation of mechanical equipment in the channel or immediately adjacent thereto must be postponed until the channel has dried for the season. Incorporation of these special conditions will protect against significant disruption and loss of habitat values, minimize erosion, and maintain the quality of coastal waters. In addition, only as conditioned can the proposed Mission Trails Nature Preserve Master Plan be



found consistent with Chapter 3 of the Coastal Act.

Application of the City's recently approved Land Use Plan policies will provide an additional measure of coastal resource protection for sensitive habitat and coastal waters. A significant portion of the LUP is devoted to minimizing runoff and preserving water quality as well as providing adequate environmental protection of sensitive habitat. The Commission has conditioned the permit to ensure that plan implementation is carried out consistent with the resource protection measures prescribed by the LUP. Special Condition 1 requires that all development be carried out in accordance with the Master Plan policies *and* the applicable policies of the March 2003 approved Land Use Plan. Again, only as conditioned can the Master Plan be found consistent with Chapter 3 of the Coastal Act.

### **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 policies for the protection of ESHA's. As an additional safeguard, this permit is also conditioned to require that specified categories of trail enhancement, stream channel work, grading, and significant vegetation removal be subject to specific project-by-project review by the Executive Director, and that all management activities be designed and implemented consistent with the resource protection policies of the City's Land Use Plan.

### **D. 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. Section 30223 supports the reservation of upland areas for coastal recreational uses.

Mission Trails Nature Preserve has been an important public recreational asset since the 1970's. The 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. 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 program that would reduce available public parking in the vicinity of the Nature Preserve, will require a separate coastal development permit action by the Commission.



Therefore, as conditioned, approval of the project (Mission Trails 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.

## **E. 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 Trails Nature Preserve represents a scenic 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.

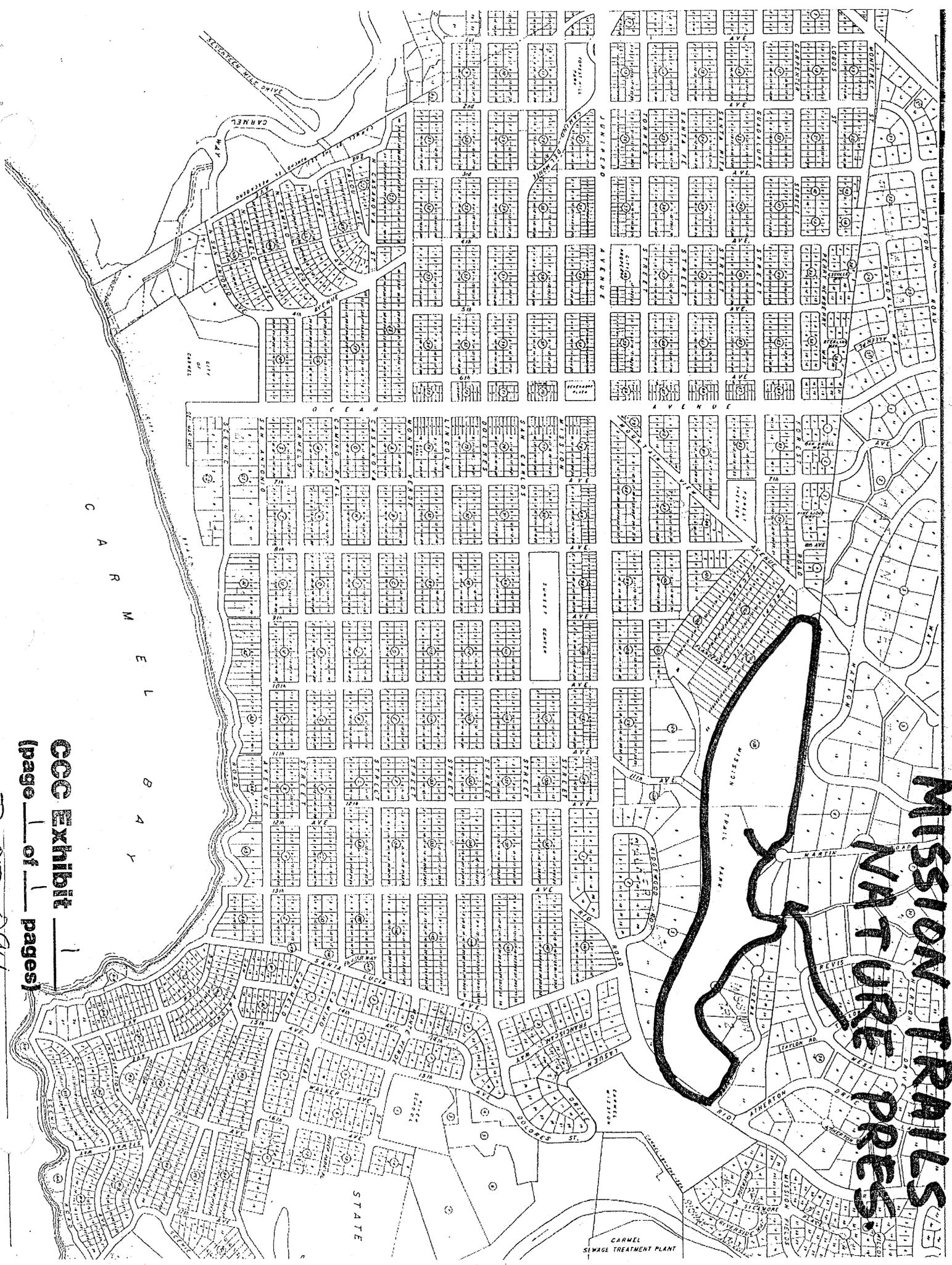
## **F. California Environmental Quality Act (CEQA)**

Section 13096 of the California Code of Regulations requires that a specific finding be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. This staff report has discussed the relevant coastal resource issues with the proposal, and has recommended appropriate mitigations to address adverse impacts to said resources. All public comments received relevant to this application have been addressed either in these findings or in other correspondence. Accordingly, the project is being approved subject to conditions, which implement the mitigating actions required of the Applicant (see Special Conditions). As such, the Commission finds that only as modified and conditioned by this permit will the proposed project not have any significant adverse effects on the environment within the meaning of CEQA; that there are no feasible alternatives that would significantly reduce any potential adverse effects; and, accordingly, the proposal, as conditioned, is in conformance with CEQA requirements.



# MISSION TRAILS NATURE PRES.



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**MISSION TRAIL NATURE PRESERVE  
MASTER PLAN**

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## MISSION TRAIL NATURE PRESERVE MASTER PLAN

### A. INTRODUCTION

#### HISTORY OF THE PARK

Mission Trail Nature Preserve, 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 Preserve 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 Preserve, 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 Nature Preserve boundaries. Each new season announces the subtle alterations in the character of the Preserve vegetation and provides new color displays for the avid occasional hiker.

### B. MASTER PLAN

Most of Mission Trail Nature Preserve 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 Nature Preserve 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 Mission Trail Nature Preserve.
2. To guide the City in its decision making process concerning the management of the Mission Trail Nature Preserve.

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 Gary Olsen, 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 Nature Preserves, 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.

The identification number of goals, objectives, and policies in the Mission Trail Nature Preserve Master Plan is correlated to the numbering order in the adopted Local Coastal Program of Carmel-by-the-Sea and thus may not appear in sequential order in this Plan.

### **C. VEGETATION**

Mission Trail Nature Preserve supports a mosaic of vegetation consisting of a Monterey pine forest on inland granitic bedrock and old dunes, central coast arroyo willow riparian forest, box elder and cottonwood trees,

wetland drainage, wet meadow, coast live oak woodland, coastal terrace prairie, and horticultural plantings.

**G9-18      Preserve the forested tranquil atmosphere of the Mission Trail Nature Preserve.**

- O9-51      Preserve and enhance the vegetative diversity in Mission Trail Nature Preserve consisting of Monterey pine forest, central coast willow riparian forest, wet meadow, coast live oak woodland, redwood, box elder, cottonwood, coastal terrace prairie, and horticultural plantings.
  
- P9-270      Continue the annual Monterey pine seedling planting during the winter of each year (using the seed collecting guidelines of the Genetic Resources Conservation Program of the University of California at Davis, in order to maintain appropriate genetic diversity). Enhance efforts to replant and maintain native tree species similar to nearby native riparian vegetation.
  
- P9-271      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.
  
- O9-52      Enhance coastal terrace prairie on the west and south facing slopes in the Martin Road parcel and between the Outlet meadow and Ladera Drive.
  
- P9-272      Remove by hand nonnative shrubs and their roots invading these areas during late spring when soils are moist and before seed/seed pods become viable.
  
- P9-273      Avoid further erosion and loss of native coastal and terrace vegetation.
  
- O9-53      Reduce the introduction and population of invasive horticultural species in the Preserve.
  
- P9-274      Provide residents of adjacent properties with a list of plants that are compatible with the native vegetation of

the Preserve. Encourage use of this list as a guide for planting private landscapes. Additionally, provide a list of invasive plants to avoid.

- P9-275 Organize volunteer work groups to remove nonnative plants from the Preserve. The California Department of Forestry and Fire Protection crews from Gabilan Camp could be used to assist this effort.
- O9-55 Monitor and protect the Hickman's onion population found in the Preserve.
- P9-279 Consider retaining a qualified volunteer botanist to monitor the population of Hickman's onion to determine if current management practices and public use of the coastal terrace prairie are affecting the viability of the population.
- P9-280 Limit access in the coastal terrace prairie during winter and spring months when the soil disturbance could affect the species.
- O9-56 Maintain and enhance habitat for Monterey Dusky-Footed Woodrat (a special status wildlife species), in accordance with recommendations of a qualified wildlife biologist.
- P9-281 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, multi-layered forest along the western boundary of the park. Riparian forest also occurs along a perennial drainage near the western boundary of the Mission Trail Nature Preserve. 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 Preserve. The wet meadow is characterized by a mix of wet meadow species, grassland species, and introduced grasses.

**G9-19      Protect, maintain and enhance the rare coastal habitats and associated plants and animals within Mission Trail Nature Preserve.**

- O9-58      Maintain natural drainage patterns except where erosion or human safety problems may be created. Maintain the existing creek bed and preclude it from becoming debris clogged. 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.
- P9-284      Remove fallen trees and limbs from the stream channels as needed. Place natural boulders and creek cobbles to prevent erosion only in situations where private property or public safety is at risk.
- O9-54      Prepare annual maintenance plans for habitats within the Preserve. Encourage native vegetation to re-establish on sites previously mowed, cut, or invaded by exotic species.
- P9-276      Allow willows to grow in the riparian corridor and the wet meadow.
- P9-277      Consider removal of both intentionally introduced plants and invasives by instituting an annual program through joint efforts of contract workers and volunteers.
- P9-278      Research the most appropriate time for mowing grasses to encourage the growth of native plants and discourage exotics and schedule accordingly.
- P9-283      Prohibit cleaning of City maintenance equipment in the Preserve.

**E. DRAINAGE**

Two main perennial drains and smaller drainages transect Mission Trail Nature Preserve. The main perennial drainage begins at the northern end of the Preserve, runs along the western boundary, and forks near the center. At the northern end, the drainage bottom is generally un-vegetated. The canyon sides are vegetated with Monterey pine and coast live oak with a dense understory 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 11<sup>th</sup> Street entrance to the Preserve at Willow Trail.) Redwood, bay tree (*Umbellularia californica*), and bamboo (*Bambusa sp.*) also occur in localized portions of the drainage.

**G9-20 To preserve the natural drainage of Mission Trail Nature Preserve and enhance wetlands.**

O9-58 Maintain natural drainage patterns except where erosion or human safety problems may be created. Maintain the existing creek bed and preclude it from becoming debris clogged. 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.

P9-285 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.

P9-286 Maintain a box culvert inlet adjacent to Rio Road to prevent flooding.

P9-287 Consult with appropriate agencies regarding wetland management.

**P9-288 Preclude manmade objects from inhibiting drainage along the road in Mission Trail Nature Preserve.**

P9-289 Maintain the shoulders and cross flows on the Preserve bed to insure surface water can easily enter the creek.

P9-290 Clean and grade road shoulders and maintain culverts at least twice yearly, to insure continuous drainage. Trimming by the Forest, Parks, and Beach Department will be conducted to the extent necessary to allow access by the City maintenance equipment and fire apparatus.

**F. PUBLIC USES**

Mission Trail Nature Preserve 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 Preserve entrances: Mountain View Avenue, Rio road, 11<sup>th</sup> Avenue, Martin Road, and Hatton Road. These entrances lead to a series of trails meandering throughout the Preserve. This series of trails exceeds three miles in length and is intended for foot traffic only.

**O9-58 Provide reasonable low-impact uses of Mission Trails Nature Preserve for the enjoyment of its natural surroundings and plant and wildlife inhabitants.**

P9-291 Maintain and make available an up-to-date printed brochure that offers Preserve users helpful information. The brochure would also offer appropriate explanations for Preserve use restrictions.

O9-65 Manage environmentally sensitive habitats in Mission Trail Nature Preserve to maintain and enhance their natural integrity. Preserve and protect the Mission Trail Nature Preserve native plant, wild animal and bird population.

**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.

**O9-59 Maintain the Rowntree Native Plant Garden, within Mission Trail Nature Preserve as 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 California native plants in private landscapes.**

P9-297 Create and maintain a demonstration garden for native flowers in Mission Trail Nature Preserve.

P9-298 Label native plants and areas in the garden at Mission Trail Preserve with identifying and explanatory information.

O9-60 Consider establishing a Volunteer Committee to assist the Forest, Parks, and Beach Director and staff in the responsibility for the garden at Mission Trail Nature Preserve.

P9-299 Maintain communication between Forest and Beach Commission and Monterey Bay Chapter of the California Native Plant Society.

P9-300 Recruit and train volunteers to plant, weed, water and care for the garden in Mission Trail Nature Preserve under the direction of the Forest, Parks, and Beach Department staff.

P9-301 Schedule and advertise volunteer work days as needed to maintain the garden in Mission Trail Nature Preserve.

#### 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 Nature Preserve and the surrounding area. Any use found for the Mansion should satisfy the following goals.

**P9-294** If retained by the City, preserve the Outlands property and grounds at Mission Trail Nature Preserve consistent with its status as a nationally registered historical resource.

**P9-295** If retained by the City, utilize the Outlands property at Mission Trail Nature Preserve in a manner beneficial to the residents of Carmel-by-the-Sea while minimizing its expense to the City.

**P9-296** If retained by the City, support uses at the Outlands property that are compatible with its location in Mission Trail Nature Preserve and adjacent to the Rowntree Native Plant Garden and Hatton Road neighborhood.

**I. STEWARDSHIP PROGRAM**

The ESHA boundaries could be extended beyond the Preserve boundaries to include adjacent private land. Habitats do not follow man made area designations. Stewardship policies for ESHA and other areas within the City in included in the ESHA section of the adopted Local Use Plan of the Local Coastal Program.

**J. PARKING AND ACCESS**

There is no private vehicle access to the Preserve proper. Vehicles may enter from Hatton Road via a driveway that leads to the 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.

**P9-293** Formalize a trail through Martin Meadows.

**K. USE OF MECHANIZED EQUIPMENT**

**G9-21 Maintain Mission Trail Nature Preserve using great care to avoid the degradation of resources.**

- O9-62 Implement the Mission Trail Nature Preserve maintenance provisions.
- P9-302 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. (Annually: September – October.)
- P9-303 Clean and grade road shoulders and maintain culverts to ensure continuous drainage. Trim vegetation to the extent necessary to allow access of equipment. (Annually: September – October.)
- P9-304 Removal of fallen limbs and trees from the stream channels. (As needed.)
- P9-305 Place rip-rap to prevent erosion only in situations where private property or public safety is at risk. (As needed.)
- P9-306 Mow of meadow grasses to reduce the risk of fire (June.) if consistent with special status plant management needs.
- P9-307 Maintain Serra trail to allow access of emergency vehicles. (Semi-annually.)
- P9-308 Removal of dead/hazardous trees only as needed. Leave dead trunks in place when not hazardous to provide habitat for woodpeckers and other fauna.
- P9-309 Conduct trail maintenance and clearance. (June – August.)

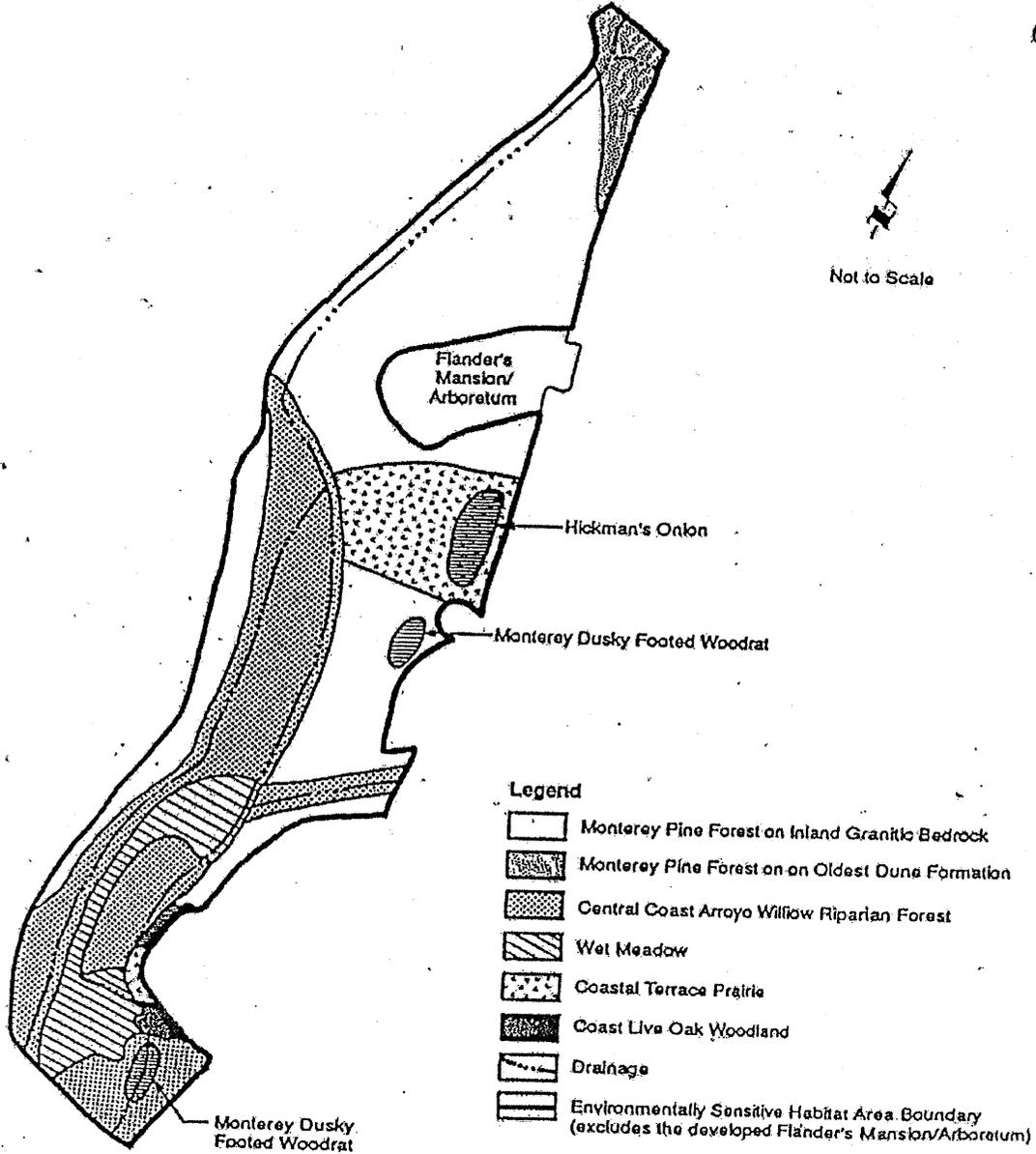
The Forest, Parks, and Beach Director is responsible for monitoring these activities and reporting to the Forest and Beach Commission scheduled tasks and their results. An annual report will be prepared for the Forest and Beach Commission review before submittal to the Coastal Commission.

**L. MAPS**

1. Jones and Stokes Associates, Inc. map: Location of Special –Status Species, Vegetation Types, and ESHA Boundary at Mission Trail Nature Preserve.
2. Map showing nature trail, service roads, and entrances to Mission Trail Nature Preserve.
3. Map of Park Overlay District adjacent to Mission Trail Nature Preserve.

Map 1

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 Jones & Stokes Associates, Inc.

Location of Special-Status Species, Vegetation Types, and ESHA Boundary at Mission Trails Park

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Map 2

