

**CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION  
SPECIAL MEETING AGENDA**

Special Meeting  
City Hall  
East Side of Monte Verde Street  
Between Ocean & Seventh Avenues

September 23, 2015  
Wednesday  
Tour: 2:45 p.m.  
Meeting: 4:00 p.m.

**A. CALL TO ORDER AND ROLL CALL**

Commissioners:     Don Goodhue, Chair  
                          Michael LePage, Vice-Chair  
                          Keith Paterson  
                          Jan Reimers  
                          Ian Martin

**B. TOUR OF INSPECTION**

Shortly after 2:45 p.m., the Commission will leave the Council Chambers for an on-site Tour of Inspection of all properties listed on this agenda (including those on the Consent Agenda). The Tour may also include projects previously approved by the City and not on this agenda. Prior to the beginning of the Tour of Inspection, the Commission may eliminate one or more on-site visits. The public is welcome to follow the Commission on its tour of the determined sites. The Commission will return to the Council Chambers at **4:00 p.m.** or as soon thereafter as possible.

**C. ROLL CALL**

**D. PLEDGE OF ALLEGIANCE**

**E. ANNOUNCEMENTS/EXTRAORDINARY BUSINESS**

**F. APPEARANCES**

Anyone wishing to address the Commission on matters not on the agenda, but within the jurisdiction of the Commission, may do so now. Please state the matter on which you wish to speak. Matters not appearing on the Commission agenda will not receive action at this meeting but may be referred to staff for a future meeting. Presentations will be limited to three minutes, or as otherwise established by the Commission Chair. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them.

**G. CONSENT AGENDA**

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and removed from the Consent Agenda. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and adopted as recommended.

1. Consideration of draft minutes from July 8, 2015 Regular Meeting (*will be provided at meeting*)
2. Consideration of draft minutes from July 29, 2015 Planning Commission Special Meeting (*will be provided at meeting*)

**H. PUBLIC HEARINGS**

If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

- |   |  |
|---|--|
| 1. UP 15-188 (Hahn Winery)<br>David Peartree<br>SE Corner of Ocean and Mission<br>Blk: 78, Lots: All<br>APN: 010-086-006              | Consideration of Use Permit (UP 15-188) to establish a retail wine shop with wine tasting as an ancillary use in an existing commercial space located in the Central Commercial (CC) Zoning District   |
| 2. UP 15-261 (Carmel Chocolate Factory)<br>Hariom & Sons Inc.<br>Dolores 4 SE of Ocean Ave.<br>Block: 76, Lot: 12<br>APN: 010-146-011 | Consideration of a Use Permit (UP 15-261) application for the establishment of a specialty food store (Carmel Chocolate Factory) at a property located in the Central Commercial (CC) Zoning District. |
| 3. City of Carmel-by-the-Sea<br>Commercial District   | Determination of the City's three permitted Drinking Places  |
| 4. UP 15-286 (Barmel)<br>Gabriel Georis<br>San Carlos 2 NE of 7 <sup>th</sup> Ave.<br>Block 77; Lot 16<br>APN: 010-141-005            | Consideration of a Use Permit Amendment (UP 15-286) application to extend the hours of operation for an existing restaurant/bar located in the Central Commercial (CC) Zoning District.                |

5. Rio Park/Larson Field Pathway Project      Public Hearing to Receive Oral Comments on the  
City of Carmel-by-the-Sea                              Draft Environmental Initial Study and Proposed  
Block: US , Lot: 38 N                                      Mitigated Negative Declaration for the Rio  
APN: 009-531-003                                        Park/Larson Field Shared Use Trail

**I.      DIRECTOR’S REPORT**

1. Update from the Director
2. Discussion of the next few Planning Commission meeting dates

**J.      SUB-COMMITTEE REPORTS**

**K.      ADJOURNMENT**

The next meeting of the Planning Commission will be:

Wednesday, October 14, 2015

The City of Carmel-by-the-Sea does not discriminate against persons with disabilities. Carmel-by-the-Sea City Hall is an accessible facility. The City of Carmel-by-the-Sea telecommunications device for the Deaf/Speech Impaired (T.D.D.) Number is 1-800-735-2929.

The City Council Chambers is equipped with a portable microphone for anyone unable to come to the podium. Assisted listening devices are available upon request of the Administrative Coordinator. If you need assistance, please advise the Planning Commission Secretary what item you would like to comment on and the microphone will be brought to you.

**NO AGENDA ITEM WILL BE CONSIDERED AFTER 8:00 P.M. UNLESS AUTHORIZED BY A MAJORITY VOTE OF THE PLANNING COMMISSION. ANY AGENDA ITEMS NOT CONSIDERED AT THE MEETING WILL BE CONTINUED TO A FUTURE DATE DETERMINED BY THE COMMISSION.**

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning & Building Department located in City Hall, east side of Monte Verde between Ocean & 7<sup>th</sup> Avenues, during normal business hours.

**AFFIDAVIT OF POSTING**

*I, Marc Wiener, Acting Community Planning and Building Director, for the City of Carmel-by-the-Sea, DO HEREBY CERTIFY, under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the Carmel-by-the-Sea City Hall bulletin board, posted at the Harrison Memorial Library on Ocean and Lincoln Avenues and the Carmel Post Office and distributed to members of the media on September 11, 2015.*

Dated this 18th day of September 2015 at the hour of 9:00 a.m.

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Marc Wiener  
Acting Community Planning and Building Director



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

September 23, 2015

**To:** Chair Goodhue and Planning Commissioners

**From:** Marc Wiener, Acting Community Planning and Building Director

**Subject:** Consideration of a Use Permit (UP 15-188) to establish a retail wine shop with wine tasting as an ancillary use in an existing commercial space located in the Central Commercial (CC) Zoning District

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**Recommendation:**

Determine the appropriate action. Staff has provided findings and conditions of approval should the Planning Commission choose to approve the Use Permit (UP 15-188).

**Application:** UP 15-188                      **APN:** 010-086-006  
**Block:** 78                                      **Lots:** All  
**Location:** SE Corner of Ocean Avenue and Mission Street  
**Applicants:** Anthony Baldini, Jr. and David Peartree  
**Property Owner:** OWRP Carmel, LLC

**Background and Project Description:**

The project site is an unoccupied commercial space on the lower level interior of the Carmel Plaza, located at the southeast corner of Ocean Avenue and Mission Street. The applicants, Anthony Baldini, Jr., President of Hahn Family Wines, and David Peartree, architect, request approval of a Use Permit for a wine shop with an ancillary use of wine tasting. The proposed retail and tasting room would feature Hahn Family Wines, which have been grown and produced by the Hahn family in the Santa Lucia Highlands region of Monterey County since 1980. The Hahn Family Wines has a Type O2 licensed winery and tasting room located in Soledad, CA. Background information on Hahn Family Wines is included in the applicant's project description letter (Attachment D).

As noted in the applicant's project description, proposed retail operations would include merchandise displays and wine-related educational materials related to Monterey County

vineyards and history. Retail items would include bottled wines produced by Hahn Family Wines, memberships in the Hahn Family Estates Wine Club, and other wine-related retail items such as cork screws, wine glasses, and similar items.

The establishment would have a wine-tasting component and would include occasional special events for customers and industry professionals. Food service would be limited to items such as bread sticks, crackers, and occasionally pre-prepared snacks including small bites, cheese plates, etc. The proposed hours of operation are from 11:00 a.m. to 9:00 p.m., 7 days a week.

The applicants have provided an example of the anticipated event calendar, which identifies 52 “routine” events and 12 “special” events annually. Estimated average attendance for routine activities and operations would vary between 6 and 20 attendees and 2 to 4 employees. According to the applicant, the 12 special events would be based on estimated attendance of about 25 people, with up to 6 employees.

A floor plan of the subject commercial space is included as Attachment F. The subject commercial space is approximately 1,070 square feet in size and includes 786-square foot main room used for retail and wine tasting, and a 284-square foot back of house that includes areas for storage, food preparation, and an employee restroom. Of the 786-square foot main room, 556 square feet (71%) is devoted to retail and 230 square feet (29%) is devoted to wine tasting. The wine tasting areas include a 9-foot long standing bar and two lounge areas that the applicant has indicated will be used for wine sales. Retail space is indicated on the floor plan by dark shading; tasting areas are depicted on the plan with light shading.

**Staff analysis:**

**Use Permit:** CMC 17.14.040.B requires a Use Permit to be obtained for an ancillary use of 10% or more of the floor area of the primary use. The criterion for allowing an ancillary use is that it is compatible with the primary use. The Planning Commission in the past has determined that wine tasting is an acceptable ancillary use to the retail sales of wine. In this instance, the proposed primary use would be retail sale of wine and wine club memberships, and the proposed ancillary use would be wine tasting. Although 71% of the space would be devoted to retail displays, the seating areas would be used for retail sales activities according to the applicant’s project description.

**Revised Wine Tasting Policy:** The City Council adopted a revised Wine Tasting Policy on March 3, 2015, which is included as Attachment A. Below is a summary of several of the key components of the adopted wine tasting policy followed by an analysis of the proposal's compliance with the policy.

- *Wines originating from Monterey County Vineyards and Wineries and locating their off-site tasting rooms in Carmel are desired and strongly encouraged. The tasting room should have a Duplicate Type 02 ABC license of a primary Type 02 ABC licensed winery located within Monterey County. All wines stored, displayed, and offered for sale and tasting should have been produced in a Type 02 Bonded Winery located in Monterey County with the vast majority (i.e. 75% or more) from grapes grown in Monterey County.*

Analysis: As indicated in the applicant's project description, the duplicate Type 02 license for the wine tasting room would come from a Type 02 licensed winery based in Soledad. The State ABC licensing information is included as Attachment E. Staff notes that the Type 02 license expired on June 30, 2015. However, the applicant has provided documentation to staff indicating that renewal fees have been paid to the ABC and the renewal is currently being processed.

The applicant notes that retail and tasting activities would exclusively feature Hahn Family Wines that are produced in Monterey County. The applicant has indicated to staff that essentially all grapes would be grown in Monterey County, but depending on the harvest there may be some instances in which a small percentage of grapes are sourced from areas outside of Monterey County. Consistent with the policy, Condition #6 (Attachment C) requires that a minimum of 75% of grapes be grown in Monterey County.

- *No more than three wine tasting Use Permits for new locations shall be issued within any 12-month period. To encourage diversity in the Commercial District, retail wine tasting shops located north of Ocean Avenue are strongly encouraged.*

Analysis: This Use Permit (UP 15-188) application would count as one of the three permits allowed annually. Staff notes that no wine tasting use permits have been issued since the revised Wine Tasting Policy was adopted in March 2015.

The proposed wine shop would be located on the south side of Ocean Avenue in the Carmel Plaza. Staff notes that the City recently denied two Use Permits: one for Tudor Wines and one

for Franscioni Wines, in part, because these were located south of Ocean Avenue. The Commission should evaluate the appropriateness of the proposed location in the context of the Wine Tasting Room Policy and the City's desire to maintain a diversity of businesses in the Commercial District. In staff's opinion, the proposal for a wine shop in the Carmel Plaza may have less of an impact on the business diversity, in that the interior of the Plaza is walled off from the rest of the Commercial District and provides its own unique shopping and recreational experience.

- *A wine tasting room may be permitted a limited number of special events specified through the Use Permit for the purpose of marketing and educating current and potential customers on wine.*

Analysis: Attachment D includes a table outlining the proposed "routine" and "special" events. The applicant is proposing a total of 52 routine events such as wine club meetings, promotional events, or other associated functions intended to inform and educate industry professionals and patrons. The estimated attendance for the routine events would range from 6-20 attendees. In addition, the applicant is proposing 12 special events that would have an average attendance of approximately 25 attendees.

Following the approval of the revised Wine Tasting Policy, the subcommittee met to study the issue of events in association with wine tasting rooms and made certain findings. Staff notes that the subcommittee has not had the opportunity to draft a report summarizing the findings; however, this item will give the Commission the opportunity to have some discussion on the matter.

The subcommittee determined that there is a distinction between "routine" events and "special" events. Routine events are strictly for the purpose of promoting wines sales and generally do not involve a large number of attendees, live music, or any activities outside of the building. The subcommittee recommended that there potentially be a maximum of 2 routine events allowed per month and a total of 24 routine events per year. With regard to special events, the subcommittee determined that pursuant to Municipal Code Section 9.16.030, the City will continue allowing a maximum of 4 per year, subject to written authorization from the Community Planning and Building Director upon review of each specific request. Condition #4 permits a maximum of 24 routine events per year, and 4 special events with approval from the Planning Director.

- *In order to avoid the appearance of a bar, the wine tasting service and seating area should generally be limited to no more than 30% of the floor area of the retail space. The remaining area should primarily consist of wine-related retail display.*
- *In general, the size of the retail and wine tasting area combined (office and storage excluded) should be no larger than 1,000 square feet.*

Analysis: According to the proposed floor plans, the proposed retail/tasting space would occupy approximately 786 square feet of the total 1,070-square foot commercial space. The proposal includes the small standing bar and seating areas described previously, which would occupy approximately 209 square feet, or 29% of the main room, with retail space occupying the remaining 556 square feet (71%) of the main room.

As shown in the proposed plans includes as Attachment F, three areas of the space would be used for wine tasting activities, which includes the standing bar and the two sofa/lounge areas. The proposed retail area includes a reserve retail sales area, which would be used for individual and small group consultation, marketing and/or sales discussions (including purchase of wine club memberships). Special Condition #7 is recommended to ensure that the use is consistent with the City's Wine Tasting Policy. Alternatively, as discussed below, should the Commission have concerns with this layout or other components of the request, the application could be continue with a request for changes.

- *Tasting should only involve traditional wine based products such as still wines, sparkling wines or Port-type products, no other alcoholic beverages should be permitted to be tasted or purchased.*
- *The maximum serving size should be 2 ounces per serving. Customers should not be permitted to drink bottles of purchased wine in the store and no wine tasting should take place on public property.*
- *Light snacks such as cheese, crackers, and bread may be served; however, meals are not permitted.*

Analysis: The applicant's project description indicates that all activities would be conducted in compliance with the adopted Wine Tasting Policy. These policies also are included as conditions of approval. Therefore, the application request is consistent with these policies.

- *In order to encourage diversity and maintain a balanced mix of uses, no more than five establishments offering tasting should be permitted within any standard two-block area.*

**Analysis:** There are two wine tasting rooms in the subject two-block area that include: Wrath Wines, which is located in the Carmel Plaza, and Albatross Ridge, which is located on the west side of Mission Street in the Court of the Fountains. Therefore, the application request is consistent with this policy guideline.

- *Night time hours should generally be limited to no later than 9:00 p.m.*

**Analysis:** Typical hours of operation would be from 11:00 a.m. to 9:00 p.m. daily and. the proposed hours of operation are consistent with this policy. Staff does not have any concerns with the proposed hours of operation at this location.

***Alternatives:*** The following alternative actions are presented for Commission consideration:

1. Approve the request as submitted.
2. Approve the request with revisions. If the required revisions are substantial, the Commission may wish to continue this item to allow the applicant to respond to Commission direction.
3. Deny the application request.

Staff has prepared draft findings and conditions of approval for Commission consideration based on the information submitted by the applicant. Alternatively, the Commission could deny the application or request revisions if the Commission finds that the proposal is not consistent with the Wine Tasting Policy and/or the findings required for granting a Use Permit.

***Environmental Review:*** The application qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 exemptions include projects involving limited new construction projects and conversion of small structures. The proposed project does not present any unusual circumstances that would result in a potential significant environmental impact.

**ATTACHMENTS:**

- Attachment A – Wine Policy
- Attachment B – Findings for Approval
- Attachment C – Conditions of Approval
- Attachment D – Applicant’s Project Description
- Attachment E – ABC License Information

- Attachment F – Project Plans

**City of Carmel-by-the-Sea**  
**Wine Tasting Policy**  
(Revisions Adopted 3/3/2015)

**Purpose**

To establish guidelines for the review and approval of wine tasting facilities in the Central Commercial and Service Commercial Districts in the downtown.

**Policy**

The General Plan encourages a balanced mix of uses that serve the needs of both local and non-local populations. The Planning Commission recognizes the demand for establishing wine tasting facilities but also recognizes that their proliferation could impact the balanced mix of uses that the General Plan encourages.

**Definition**

A wine tasting room is a stand-alone establishment with a Duplicate Type 02 ABC license, in which the primary purpose to encourage patrons to purchase wine for off-site consumption. Establishments should not operate as a wine bar, where the primary purpose would be for patrons to consume wine on premise other than for the purpose of wine tasting. It is recognized that tasting rooms host occasional promotions and special events to encourage sales and marketing of wine for the education and development of current and potential customers.

The following standards are recommended and shall be considered by the Planning Commission in its review of wine tasting permits:

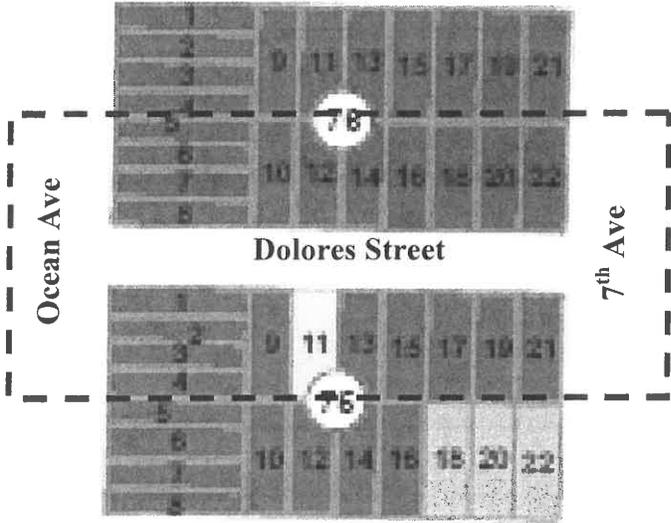
1. Wines originating from Monterey County Vineyards and Wineries and locating their off-site tasting rooms in Carmel are desired and strongly encouraged. The tasting room should have a Duplicate Type 02 ABC license of a primary Type 02 ABC licensed winery located within Monterey County. All wines stored, displayed, and offered for sale and tasting should have been produced in a Type 02 Bonded Winery located in Monterey County with the vast majority (i.e. 75% or more) from grapes grown in Monterey County.
2. No more than three wine tasting Use Permits for new locations shall be issued within any 12-month period. To encourage diversity in the Commercial District, retail wine tasting shops located north of Ocean Avenue are strongly encouraged.
3. A wine tasting room may be permitted a limited number of special events specified through the Use Permit for the purpose of marketing and educating current and potential customers on wine.
4. In order to avoid the appearance of a bar, the wine tasting service and seating area should generally be limited to no more than 30% of the floor area of the

retail space. The remaining area should primarily consist of wine-related retail display.

5. In general, the size of the retail and wine tasting area combined (office and storage excluded) should be no larger than 1,000 square feet.
6. Tasting should only involve traditional wine based products such as still wines, sparkling wines or Port-type products, no other alcoholic beverages should be permitted to be tasted or purchased.
7. The maximum serving size should be 2 ounces per serving. Customers should not be permitted to drink bottles of purchased wine in the store and no wine tasting should take place on public property.
8. Light snacks such as cheese, crackers, and bread may be served; however, meals are not permitted.
9. In order to encourage diversity and maintain a balanced mix of uses, no more than five establishments offering tasting should be permitted within any standard two-block area as depicted in Figure 1.\* For smaller blocks including Blocks 70, 71, 72, and 73; or for other blocks in which these boundaries do not apply, the Planning Commission shall consider proposals on a case by case basis that meet the intent of this density limitation.
10. Night time hours should generally be limited to no later than 9:00 p.m.
11. Wine tasting associated with other uses such as retail food, art galleries, clothing stores, and the like is discouraged.

\*For the purposes of this policy a “standard two-block area” would include all commercial spaces on both sides of a street located between the next two cross streets. The cross streets at the end of the blocks are also included up to the mid-point of each block.

**Figure 1: Example of Standard Two-block Area (max 5 wine tasting establishments)**



## Attachment B – Findings for Approval

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR APPROVAL

UP 15-188

Anthony Baldini Jr.

Hahn Family Wines

SE Corner of Ocean Avenue and Mission Street (Carmel Plaza)

Block 78, Lots 1-27

APN: 010-086-006

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### CONSIDERATION:

Consideration of a Use Permit (UP 15-188) to establish a retail wine shop with wine tasting as an ancillary use in an existing commercial space located in the Central Commercial (CC) Zoning District

### RECITALS:

1. The commercial space is located on the lower level of the Carmel Plaza, which occupies Block 78, and is bordered by Ocean Avenue (north), Junipero Street (east) 7<sup>th</sup> Avenue (south) and Mission Street (west). The subject commercial space is 1,070 square feet in size and includes 786-square foot main room used for retail and wine tasting, and a 284-square foot back of house that includes areas for storage, food preparation, and an employee restroom.
2. The proposed uses are classified as follows according to the North American Industrial Classification System (NAICS):  
  
Primary Use  
Retail Sales – interior 556 Square feet, or 71% (wine, wine related merchandise)  
  
Ancillary Use  
Wine Tasting – 209 square feet, or 29%
3. Carmel Municipal Code (CMC) Section 17.14.040 requires a Use Permit for proposed ancillary uses of 10% or more. Use Permits require action by the Planning Commission.
4. The applicant applied for a Use Permit on May 29, 2015, to allow for retail wine sales with wine tasting as an ancillary use.
5. The City Council adopted a revised Wine Tasting Policy on March 3, 2015. This Use Permit

(UP 15-188) application for OWRF Wines (Hahn Wines) is subject to the revised Wine Tasting Policy.

6. The application qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 exemptions include projects involving limited new construction projects and conversion of small structures.

**FINDINGS FOR DECISION:**

1. The proposed use is not in conflict with the General Plan.
2. The proposed use, as conditioned, will comply with all zoning standards applicable to the use and zoning district.
3. As conditioned, the granting of the Use Permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.
4. As conditioned, the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, street capacity and fire protection.
5. As conditioned, the proposed use will not be injurious to public health, safety or welfare and provides adequate ingress and egress.
6. The proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.
7. The proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.
8. With conditions applied, the proposed use would generally be consistent with the adopted Wine Tasting Policy.

**OTHER REQUIRED FINDINGS (CMC 17.64.060 – Ancillary Uses):**

1. The ancillary use of wine tasting is compatible with the primary use of retail wine sales.
2. The proposed uses will not exhibit a character of multiple, unrelated activities combined into one business.
3. The store will contribute to the character and diversity of the commercial district.

## Attachment C – Conditions of Approval

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL (Revised)

UP 15-188

Anthony Baldini Jr.

Hahn Family Wines

SE Corner of Ocean Avenue and Mission Street (Carmel Plaza)

Block 78, Lots 1-27

APN: 010-086-006

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### AUTHORIZATION:

1. This Use Permit authorizes the retail sale of wine with an ancillary use of wine tasting based on the following percentages. Of the 786 square feet devoted to retail sales and wine tasting, approximately 71% of this area (556-sq ft) shall be used for retail sales, and approximately 29% of the area (209 sq ft) used for wine tasting.
2. Wine sales and tasting shall be limited to wines produced by Hahn Family Wines.
3. The business is permitted to operate between the hours of 11:00 a.m. and 9:00 p.m. seven days a week.
4. Routine wine club functions and similar functions are allowed up to 24 per year, with no more than two such functions in any one calendar month. These functions must be wholly contained within the establishment's building and not spill out into plaza common areas. In addition, up to four larger special events are allowed per year, subject to written authorization from the Community Planning and Building Director, after review of the specifics of the request. Such specific requests shall be provided in writing to the Community Planning and Building Department no less than 30 days prior to the event.

### SPECIAL CONDITIONS:

5. Tasting shall only involve traditional wine based products such as still wines, sparkling wines or Port-type products, no other alcoholic beverages are permitted to be tasted or purchased.
6. All wines stored, displayed, and offered for sale and tasting shall have been produced by Hahn Family Wines in a Type 02 Bonded Winery located in Monterey County with a minimum of 75% of the grapes grown in Monterey County.
7. The maximum serving size shall be 2 ounces per serving. Customers are not permitted to

drink bottles of purchased wine in the store and no wine tasting shall take place on public property or in the Carmel Plaza courtyard, except during the four special events subject to the provisions of Condition of Approval # 4.

8. This Use Permit shall become void and of no further force or effect if the use is not initiated within six months and/or upon termination or discontinuance of the use for any period of time exceeding six months. Should you require an extension for the Use Permit, a written request must be submitted to the Community Building and Planning Department prior to the permit's expiration.
9. All exterior alterations and/or signage, and interior renovations that may require a Building Permit, shall require approval from the Community Planning and Building Department prior to performing the work.
10. The use shall be conducted in a manner consistent with the presentations and statements submitted in the application and at the public hearing, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new Use Permit by the Planning Commission.
11. Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.
12. Upon termination or revocation of this Use Permit and/or business license for any reason, the use shall immediately cease and shall not be re-established without issuance of a new Use Permit.
13. Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water use as compared to the previous use, this Use Permit will be scheduled for reconsideration.
14. The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.

\*Acknowledgement and acceptance of conditions of approval.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

***Once signed, please return to the Community Planning and Building Department.***



August 5, 2015

Mr. Marc Wiener  
Senior Planner  
City of Carmel-by-the-Sea

**Request:** Use Permit and Business License for Hahn Family Wines Tasting Room  
**Applicant:** Anthony Baldini, Jr., Hahn Family Wines and David Peartree, Belli Architectural Group  
**Address:** Carmel Plaza, Ocean Avenue and Mission Street, Suite 104-B

Intent

Hahn Family Wines proposes to open a wine tasting room in the Carmel Plaza Shopping Center. The use is intended to comply with the City of Carmel-by-the-Sea Wine Tasting Policy (Adopted 06/23/11 last revised 03/02/15).

The purpose of a new tasting room is to raise awareness and appreciation of wines produced at Hahn Estate, Monterey County.. We will use a consultative selling approach (i.e., wine education) to share the Hahn family story in a luxury retail environment and to create relationships with consumers who might not otherwise travel to Hahn Estate in Soledad. This intimate customer experience is designed to achieve key objectives:

- Raise consumer awareness of Hahn Family Wines as a leading producer of Monterey County wine
- Drive sales of our most important revenue generating product: Wine Club Memberships (“Memberships” create long term customer relationships that overcome geographical boundaries via regular, scheduled wine shipments directly from Hahn Family Wines).
- Generate incremental sales of Hahn Family Wines brands/products
- Educate consumers on wine generally, Monterey County winemaking, Pinot Noir and Chardonnay, etc.

About Hahn Family Wines

Nicky and Gaby Hahn have lived and worked in Carmel-by-the-Sea and Monterey County (MC) for over 40 years. The family has been producing wines from its estate winery in the Santa Lucia Highlands (SLH) since 1980. In 1991, Nicky Hahn was a leading force in establishing SLH as a separate and distinct wine growing region. Today, second generation Hahn children, Philip and Caroline, lead the company with continued commitment to Monterey County and quality winemaking

The Hahn family owns 6 vineyards in Monterey County’s Santa Lucia Highlands and Arroyo Seco wine growing regions. These estate vineyards, over 1,100 acres, planted to Pinot Noir, Chardonnay, Pinot

Gris, Merlot, Malbec, Syrah and Grenache are the heart of our winemaking program. In line with the Hahn's belief that land and environment are to be respected, every acre of estate vineyard is "Certified Sustainable."

Our estate wines, under the Hahn SLH and Lucienne labels, are highly rated and recognized around the world. However, the Hahn's are also proud to offer an assortment of limited production (<1,000 cases) wines from Monterey County and Santa Lucia Highlands, which price in the luxury-range of \$20 - \$50 SRP (suggested retail price). Many of these wines are made exclusively for Wine Club Members and guests of our Tasting Room.

#### Support for Tasting Room Request

Hahn Family Wines would like to create a retail operation in Carmel-by-the-Sea to feature wines of Monterey County. We met with Marc Wiener, Sr. Planner, on 5/21/15, and again with Mr. Wiener and Sally Rideout, Contract Planner, 7/14/15, to review our proposed tasting room layout and gather input. After carefully considering their feedback, we made several adjustments to ensure that our plan is consistent with the intent of the tasting room policy, including:

- Seating: Our original plan seemed to offer more seating than desired by the City. While studies show seated and/or "reserve" style of tasting generate far higher revenues, we modified our plan to eliminate seating both at the Wine Club Service Bar and in Reserve Retail area
- Enhanced "Retail" areas: Current Vintage Retail and Reserve Retail areas now have enhanced merchandising and product displays

Additional commentary and support for our request:

- Location: Proposed luxury tasting room in Carmel Plaza, lower level, moves into space that has been long vacant. We are pleased to help rejuvenate retail space in Carmel Plaza
- Consumer Traffic: Proposed tasting room squarely positions our hand-crafted, luxury wines with consumers who also appreciate other leading luxury brands, eg: Kate Spade, Tiffany & Co, L'Occitane and Sur La Table
- Retail Wine Offering: With many Monterey County luxury wines, we can feature different MC wines throughout the year, incentivizing customer return visits
- Layout & Design: Proposed design considers three types of visitors: 1) Groups of 6-8 people seeking a formal educational experience, 2) smaller, more intimate groups of 2-4 people, i.e., Reserve/ Concierge Sales, and 3) local Carmel residents and returning Wine Club Members desiring to try or pick-up their regular wine club shipment.
- The wine tasting service and seating area represents 29% of the floor area of the site's space
- Retail space will include merchandise displays, wine displays, and also, wine related education materials (maps and imagery) including Monterey County vineyards and history
- Hours of operation most days 11am – 9pm
- We plan to host special events occasionally to educate consumers and wine industry trade professionals on Hahn Family Wines and Monterey County wine growing region

- Food service will be limited to bread sticks or crackers. Occasionally, we may offer pre-prepared snacks, eg: cheese plates, fruit, nuts, or other “small bites.” No prepared meals will be offered
- We will provide an CA ABC 02 duplicate license from Hahn Estate Winery.

With deep roots in Monterey County, the Hahn family is proud of and excited for the opportunity to do business in Carmel-by-the-Sea by complimenting the retail operations of Carmel Plaza. With a 35 year history producing Monterey County wines and a proven track record of environmental, social and corporate governance, we are confident in our potential to contribute positively to the Carmel-by-the-Sea community.

Regards,



Anthony Baldini  
President  
Hahn Family Wines

7/29/2015

Hahn Family Wines Sample Events Calendar

Name/Type	Annual Frequency	Estimated Attendance*	Notes
<b>Routine Activities &amp; Operations</b>			
Wine Club Release	4	<20	Focus on local Carmel wine club members
New Vintage Release	6	<20	Focus on local Carmel wine club members
Press/Writer Engagements	6	<10	
Distributor Relationship Building & MC Wine Education	12	<10	
Trade (Restaurant & Retailer) Relationship building and MC wine Education	12	<6	
MCVGA Meetings	4	<10	Monterey County Vintners & Growers
Staff Customer Service Training and Wine Education	4	<10	
Local/Community Engagements	4	<15	Board and management meetings of local organizations and governments such as the Steinbeck Initiative (Common in Soledad as well as hosting agencies from the cities of Salinas and Soledad).
<b>Total estimated annual functions</b>		<b>52</b>	
* Guests only. Routine events require attendance of 2 - 4 HFVW staff members			
<b>Special Events</b>			
Distributor Welcome / Orientation	4	~25	E.G., In conjunction with Pebble Beach Food & Wine and other high profile local events.
Holiday / Seasonal Celebrations	4	~25	Christmas, Harvest, Halloween, etc.
Local/Community Engagements	4	~25	Charity, community support, etc.
<b>Total estimated special events</b>		<b>12</b>	
* Guests only. Special events require attendance of up to 6 HFVW staff members			

RECEIVED

AUG 04 2015

City of Carmel-by-the-Sea  
Planning & Building Dept.

**STATE OF CALIFORNIA  
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL  
ALCOHOLIC BEVERAGE LICENSE**

WINEGROWER

**VALID FROM**

Jul 01, 2014

**EXPIRES**

Jun 30, 2015

HAHN ESTATE  
700 CALIFORNIA BLVD  
ATTN ACCOUNTS PAYABLE  
NAPA, CA 94559

**TYPE NUMBER DUP**

02 208511

AREA CODE

2700 26

BUSINESS ADDRESS DBA: HAHN ESTATE  
(IF DIFFERENT) 37700 FOOTHILL RD  
SOLEDAD, CA 93960

RENEWAL

CONDITIONS

OWNERS: HAHN ESTATE

7

**IMPORTANT INFORMATION**

**EFFECTIVE PERIOD:** This license is effective only for the operating period shown above. A new license will be sent 4 to 6 weeks after the expiration date on your license if payment is timely. Your license status will remain in good standing for 60 days after the expiration date if the renewal payment was received timely. To check the status of your license, visit <http://www.abc.ca.gov/datport/LQSMenu.html>.

**RENEWAL NOTICES:** Renewal notices are sent to premises address unless a specific mailing address is requested. If a notice is not received 30 days before expiration date shown above, contact the nearest ABC office. To assure receipt of notices, advise your local ABC office of any change in address.

**RENEWAL DATES:** It is the licensee's responsibility to pay the required renewal fee by the expiration date shown above.

A Penalty is charged for late renewal and the license can be automatically revoked for failure to pay.

**RENEWAL PAYMENTS:** Renewal payments can be made in person by visiting your local office or sent by mail to ABC Headquarters, 3927 Lennane Drive, Suite 100, Sacramento, CA 95834. If you do not have your renewal notice, your license number and the reason for payment (ex. "renewal") must be clearly indicated on the check. You can contact your local ABC office for your renewal fee amount.

**SEASONAL LICENSES:** It is the licensee's responsibility to pay the required renewal fee prior to the next operating period.

**POSTING:** Cover this license with glass or other transparent material and post it on premises in a conspicuous place.

**CONDITIONS:** A copy of all applicable conditions must be kept on premises.

**LICENSEE NAME:** Only 10 names will be printed on each license. If there are more names associated with the license, they will be indicated by "AND XX OTHERS". All names are on file and available upon request from your local ABC office.

**DBA:** If you change your business name please notify your local ABC office.

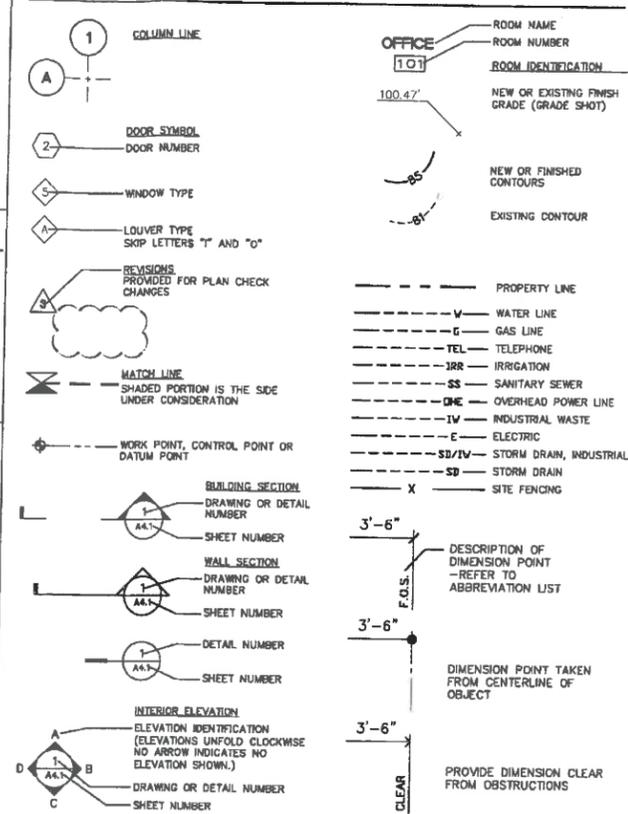
If you have any questions regarding this license, contact your local ABC office. You can find the contact information for each district office at <http://www.abc.ca.gov/distmap.html>.

**NOTE: CONTACT YOUR LOCAL ABC OFFICE IF YOUR LICENSED PREMISES WILL BE TEMPORARILY CLOSED FOR MORE THAN 15 DAYS OR WILL BE PERMANENTLY CLOSED.**

# WINE TASTING ROOM FOR: HAHN FAMILY WINES

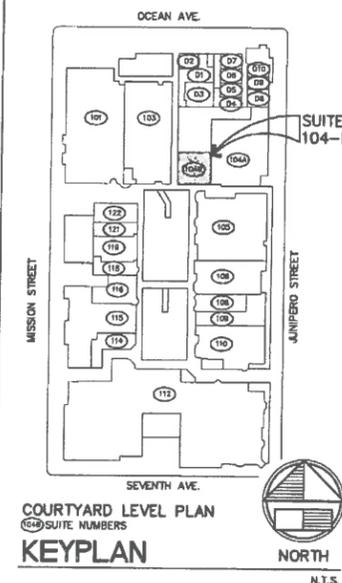
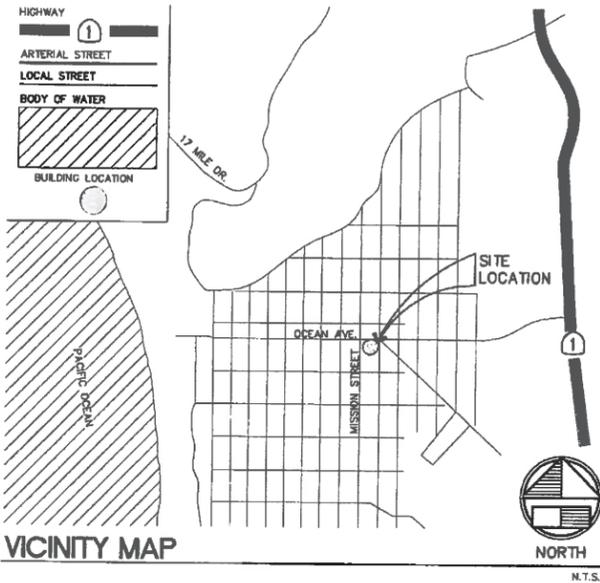
OCEAN AVE. & MISSION ST.  
CARMEL PLAZA SUITE 104-B  
CARMEL, CA 93923

## SYMBOLS



## ABBREVIATIONS

HR.	HOUR
INST.	INSTALLED BY CONTRACTOR
LD.	INSIDE DIAMETER (DIM)
IMP.	INSULATED METAL PANEL
INCH	INCH
INSUL.	INSULATION
INT.	INTERIOR
JL.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
PRCST.	PRECAST
PL.	PLATE
P. LAM.	PLASTIC LAMINATE
PLYMD.	PLYWOOD
P.S.I.	POUNDS PER SQUARE INCH
FR.	PAIR
PT.	POINT
RAD.	RADIUS
R.D.	ROOF DRAIN
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RK.	ROUGH OPENING
R.O.	ROUGH OPENING
S	SOUTH
SCHED.	SCHEDULE
SECT.	SECTION
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
T.C.	TOP OF CURB
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
W/	WITH
W.C.	WATER CLOSET
W/O	WITHOUT



## SHEET INDEX

TI.1	TITLE SHEET
<b>ARCHITECTURAL</b>	
A2.1	EXISTING & PROPOSED FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS

## PROJECT TEAM

**OWNER:**  
HAHN FAMILY WINES  
CONTACT: TONY BALDINI  
PHONE: (707) 603-3020  
EMAIL: tbaldini@hahnfamilywines.com

**ARCHITECT:**  
Belli Architectural Group  
CONTACT: DAVID PEARTREE  
PHONE: (831) 424-4820  
FAX: (831) 424-4408  
EMAIL: david@belliag.com

## PROJECT DATA

**AP NUMBER:** 010-086-006-000  
**PROJECT ADDRESS:** CARMEL PLAZA SUITE 104-B CARMEL, CA 93923  
**OWNER:** HAHN FAMILY WINES 37700 FOOTHILL ROAD SOLEDAD, CA 93960  
**ZONING:** CC-CP (CENTRAL COMMERCIAL COMMUNITY PLAN)

**OCCUPANCY GROUP:** A  
**CONSTRUCTION TYPE:** TYPE II - B, SPRINKLERED  
**CURRENT USE:** UNOCCUPIED TENANT SPACE  
**PROPOSED USE:** WINE TASTING ROOM  
**SCOPE OF WORK:** NEW STOREFRONT AND INTERIOR BUILD OUT OF TENANT SPACE FOR WINE TASTING ROOM.

## GENERAL NOTES

- CONTRACTOR SHALL BECOME COMPLETELY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS PRIOR TO STARTING CONSTRUCTION.
  - THE ARCHITECT SHALL BE NOTIFIED OF ANY OMISSIONS OR DISCREPANCIES IN THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
  - ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON THE PLANS, SECTIONS AND DETAILS.
  - SPECIFIC DETAILS AND NOTES TAKE PRECEDENCE OVER STRUCTURAL AND TYPICAL DETAILS.
  - WHERE SPECIFIC DETAILS ARE NOT PROVIDED, CONSTRUCTION CAN FOLLOW DETAILS FOR SIMILAR CONDITIONS, UNLESS CONFLICT OCCURS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN INSTALLATION AND MAINTENANCE OF ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS FINALIZED.
  - THE CONTRACTOR SHALL PERIODICALLY REMOVE DEBRIS AND CLEAN THE AREA WHERE THEY ARE WORKING.
  - THE CONTRACTOR SHALL TURN OVER TO THE OWNER A CLEAN AND COMPLETE JOB. ANY WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED, BUT NECESSARY TO COMPLY WITH THE INTENT OF QUALITY AND COMPLETENESS SHALL BE PERFORMED AS PART OF THIS PROJECT.
  - FIRE EXTINGUISHERS SHALL BE INSTALLED PER UNIFORM FIRE CODE STANDARDS.
  - ALL GYP. BD. SHALL BE 1/2" U.G.M.
  - EXTRA EXIT SIGNS MAY BE REQUIRED DURING FINAL INSPECTION. EXACT LOCATION OF EXIT SIGNS MAY BE ALTERED DURING FINAL INSPECTION.
- CODES: 2013 CBC - CALIFORNIA BUILDING CODE  
2013 CFC - CALIFORNIA FIRE CODE  
2013 CMC - CALIFORNIA MECHANICAL CODE  
2013 CEC - CALIFORNIA ELECTRICAL CODE  
2013 CFC - CALIFORNIA FIRE CODE  
2013 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS  
2013 CALIFORNIA AMENDMENTS  
CITY OF SALINAS ORDINANCES

## MATERIALS

	EARTH
	ROCK/ GRAVEL/ AGGREGATE (OR AS SPECIFICALLY NOTED)
	CONCRETE (OR AS SPECIFICALLY NOTED)
	SAND/ MORTAR/ PLASTER (OR AS SPECIFICALLY NOTED)
	ASPHALTIC CONCRETE PAVING (OR AS SPECIFICALLY NOTED)
	LANDSCAPING AREA (OR AS SPECIFICALLY NOTED)
	GYPSUM BOARD (OR AS SPECIFICALLY NOTED)
	GYPSUM SHEATHING -NO PAPER FACING (OR AS SPECIFICALLY NOTED)
	PLYWOOD SHEATHING (OR AS SPECIFICALLY NOTED)
	BATT INSULATION (OR AS SPECIFICALLY NOTED)

**REV. DATE BY DESCRIPTION**

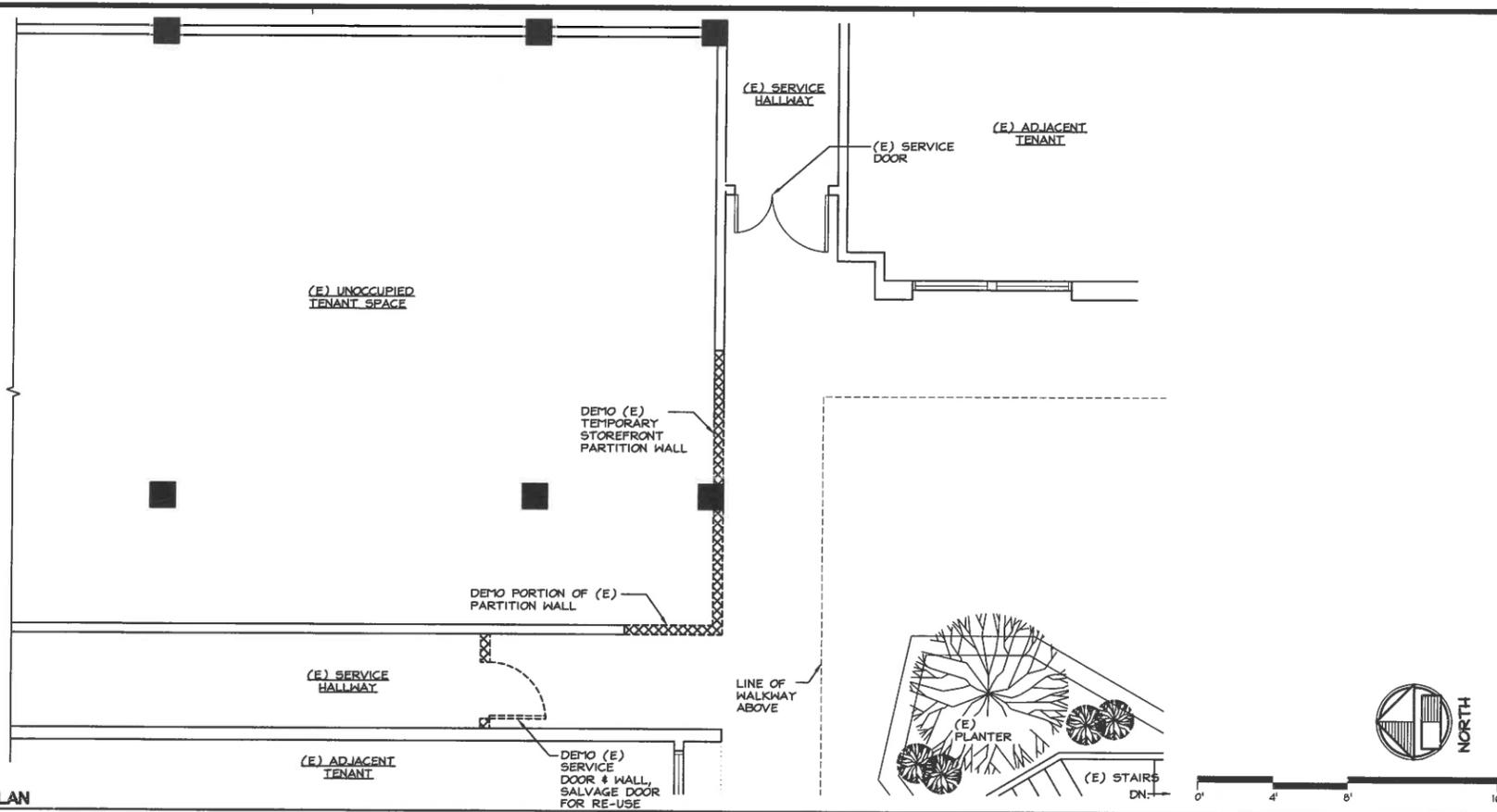
5/15/15	M.H. C.U.P.	SUBMITTAL REV. #1
7/13/15	M.H. C.U.P.	SUBMITTAL REV. #2
7/15/15	M.H. C.U.P.	SUBMITTAL REV. #3

**LICENSED ARCHITECT**  
DAVID PEARTREE  
C-30852  
Exp. 12/31/15  
STATE OF CALIFORNIA

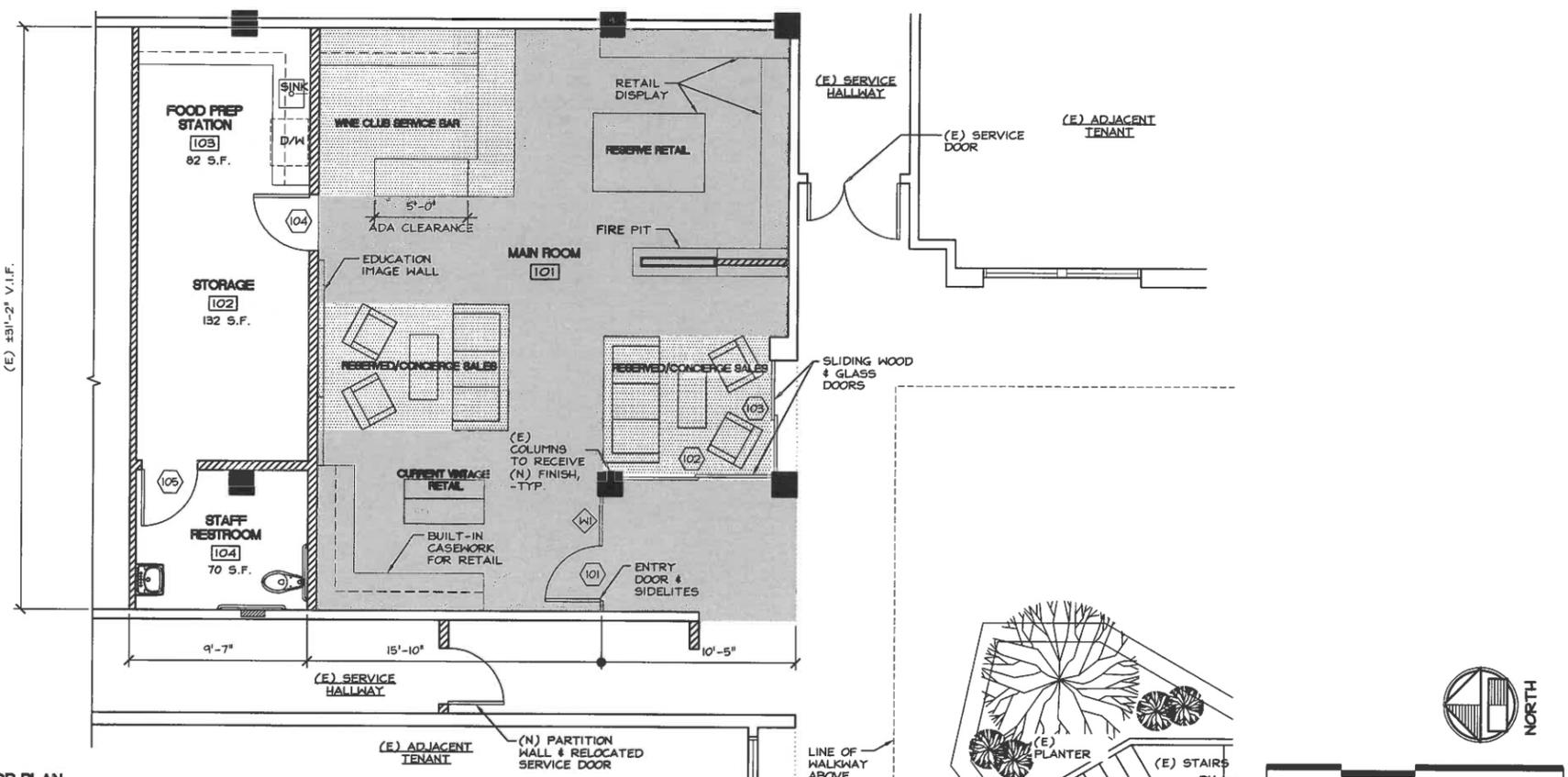
**Belli Architectural Group**  
Salinas, California  
313 Salinas Street  
Phone (831) 424-4620  
Fax (831) 424-4408

**TITLE SHEET**  
NEW TASTING ROOM FOR:  
**HAHN FAMILY WINES**  
OCEAN AVE. & MISSION ST.  
CARMEL PLAZA SUITE 104-B  
CARMEL, CA 93923

DATE: 5/29/15  
SCALE: NONE  
DRAWN: MH  
APP: 15003  
SHEET: T1.1  
OF: 9/23



**1 EXISTING / DEMO FLOOR PLAN**  
SCALE 1/4" = 1'-0"



**2 PROPOSED FLOOR PLAN**  
SCALE 1/4" = 1'-0"

**GENERAL NOTES**

1. ALL NON-BEARING INTERIOR PARTITIONS TO BE CONSTRUCTED OUT OF 2x4 WOOD STUDS @ 16" O.C. U.O.N.

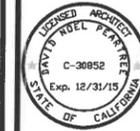
**DEMO LEGEND**

- (E) PARTITION WALL TO BE DEMOLISHED
- (E) PARTITION WALL TO REMAIN

**PROPOSED LEGEND**

- (N) NON-BEARING INTERIOR PARTITION WALL
- (E) PARTITION WALL TO REMAIN
- ROOM NUMBER
- DOOR NUMBER
- WINDOW NUMBER
- RETAIL SPACE / WINE EDUCATION: 556 S.F. (71% OF MAIN ROOM)
- WINE TASTING: 230 S.F. (29% OF MAIN ROOM)
- TOTAL S.F.: 786 S.F.
- BACK OF HOUSE STORAGE, FOOD PREP, RESTROOM: 284 S.F.

REV.	DATE	DESCRIPTION
	5/15/15	M.H. C.U.P. SUBMITTAL
	7/13/15	M.H. C.U.P. SUBMITTAL REV. #1
	7/15/15	M.H. C.U.P. SUBMITTAL REV. #2



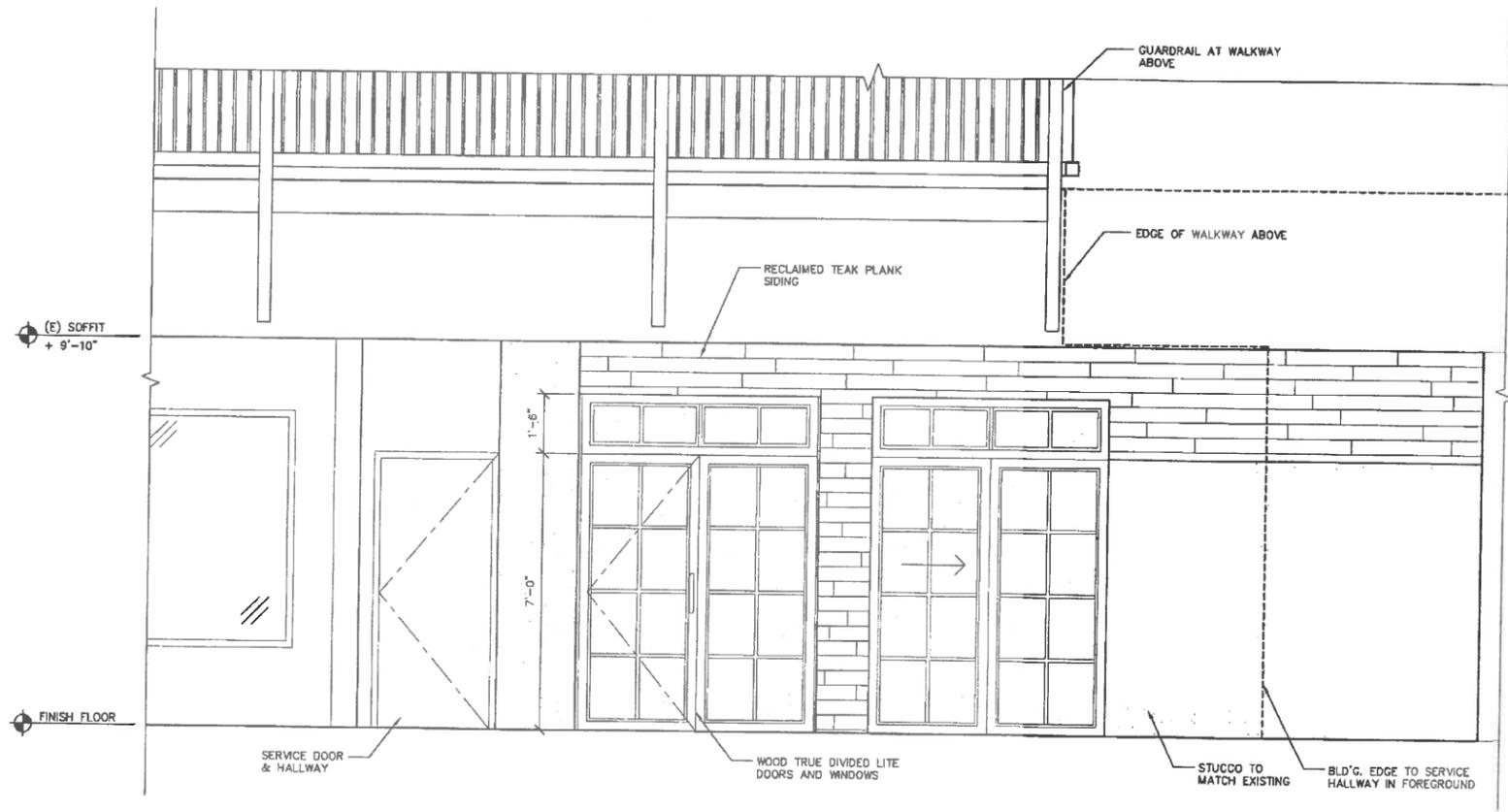
**Belli Architectural Group**  
313 Solinas Street  
Solinas, California  
Phone (831) 424-4620  
Fax (831) 424-4408



**FLOOR PLAN**  
NEW TASTING ROOM FOR:  
**HAHN FAMILY WINES**  
OCEAN AVE. & MISSION ST.  
CARMEL, CA 93923

DATE	5/24/15
SCALE	AS NOTED
DRAWN	PH
JOB	15003
SHEET	A21

**A21**



NOTES

1

1 EXTERIOR ELEVATION  
SCALE 1/2" = 1'-0"

EXTERIOR ELEVATION  
NEW TASTING ROOM FOR:  
**Hahn Family Wines**  
OCEAN AVE. & MISSION ST.  
CARMEL PLAZA SUITE 104-B  
CARMEL, CA 93923

DATE	5/29/15
SCALE	AS NOTED
DRAWN	MH
JOB	15003
SHEET	A31

**Belli Architectural Group**  
313 Solinas Street  
Phone (831) 424-4620  
Solinas, California  
Fax (831) 424-4408



REV.	DATE	BY	DESCRIPTION
	5/15/15	M.H.	C.U.P. SUBMITTAL
	7/13/15	M.H.	C.U.P. SUBMITTAL REV. #1
	7/15/15	M.H.	C.U.P. SUBMITTAL REV. #2

THE USE OF THIS PLAN AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED AND PUBLICATION, REPRODUCTION, OR MODIFICATION IN WHOLE OR IN PART, IS PROHIBITED. SEE TO THE PLAN AND SPECIFICATIONS REMAINS THE ARCHITECT'S AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THESE DOCUMENTS.



This application was considered by the Planning Commission on August 12, 2015. The Commission continued the application with a request for changes and additional information. Specifically, the Commission requested more information regarding the interior layout (colors, materials, etc.), required the removal of the interior barrels, and recommended that the interior layout be consistent with the character of the building and commercial district. The applicant has revised the design and provided additional information as requested by the Planning Commission. A revised floor plan and color/material board are included as Attachments G and H.

**Staff analysis:**

**Use Permit:** CMC 17.68 defines Specialty Food Stores as *“retail food markets, with no seating on the site, that provide a specialized and limited range of food items sold primarily for home preparation and consumptions...examples include candy, nut and confectionary stores.”*

Pursuant to Municipal Code Section 17.14.030, Specialty Food stores require the issuance of a conditional use permit. The applicant has applied for a Use Permit (UP 15-261) for the candy store. The primary and only use of the business is a candy store, selling both chocolates and candy. The applicant is not requesting any ancillary uses for this business.

No exterior changes are proposed with this application; however, the applicant is required to submit a Sign Permit application that will be reviewed for compliance with City standards. The proposed candy store is classified by the Monterey Peninsula Water Management District (MPWMD) as a Group 1 retail use. The proposed business will not require any additional water credits.

**Interior Layout:** The Planning Commission had concerns with the original interior layout and recommended that it be revised to be consistent with the building and character of the commercial district. The applicant has included a new interior floor plan and material/color board that complies with the recommendations made by the Planning Commission. The interior displays will consist of wood counters and shelves, granite countertops, and glass display cases. Additionally, the applicant is proposing to install new vinyl wood flooring. The upper portion of all interior walls is proposed to be painted in “White Chocolate” (KM4675) paint, and the lower portion in “Mexican Chocolate” (KM4560-5) paint. The proposed color scheme includes earth tone colors as depicted in the paint samples included in Attachment E. All interior barrels have been removed from the site plan. In staff’s opinion, the applicant has modified the interior layout and design to meet the requests of the Planning Commission. The applicant has indicated to staff that the proposed color scheme and interior layout would be significantly different from the Fisherman’s Wharf candy store.

**Business Character:** The photographs depicting the Fisherman's Wharf candy store are a general representation of the type of products that would be sold, which includes pre-packaged candy with custom made chocolates in climate controlled display cases. However, staff notes that the Carmel Chocolate Factory would have a different aesthetic and character than the Fisherman's Wharf candy store.

When approving a use permit the Planning Commission must adopt findings, which are included as Attachment A. Finding #6 requires that the use be consistent with the City's Municipal Code and General Plan. Staff has included the following pertinent General Plan policies for the Commission's consideration:

**O1-4** Maintain a mix of commercial uses that are compatible with the character of Carmel as a residential village.

**P1-11** Encourage unique, quality commercial uses that serve the intellectual, social, material, and day-to-day needs of both the local community and visitors.

**P1-63** Protect the special and unique character of Ocean Avenue and the surrounding commercial area. Ensure, through the administration of land use and design regulations that the architecture, landscape, scale and ambience of this area is maintained.

In staff's opinion, the proposed food product, and interior layout and color scheme are consistent with the above General Plan policies that encourage protecting the character of the commercial district.

**Environmental Site Assessment:** At the August 13, 2015 Planning Commission meeting, members of the public expressed concerns with the environmental impacts from a dry cleaning tenant who occupied the space from 1927 to 1991. A Phase II Environmental Site Assessment was completed by Andersen Environmental on May 14, 2015 (Project No. 1504-636). The analysis concluded that no Volatile Organic Compounds were detected in any soil, soil vapors, or air samples, and therefore occupancy of the unit does not pose a potential rise to human health of the environment. The report (without attachments) is included as Attachment E.

**Alternatives:** The following alternative actions are presented for Commission consideration:

1. Approve the request as submitted
2. Approve the request with revisions. If the required revisions are substantial, the Commission may wish to continue this item to allow the applicant to respond to Commission direction
3. Deny the application

**Environmental Review:** The application qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 exemptions include projects involving limited new construction projects and conversion of small structures. The proposed project does not present any unusual circumstances that would result in a potential significant environmental impact.

**ATTACHMENTS:**

- Attachment A – Findings for Approval
- Attachment B – Conditions of Approval
- Attachment C – Site Photos
- Attachment D – Monterey Wharf Chocolate Factory Photos
- Attachment E – Phase II Environmental Site Assessment Report, Page 1-10
- Attachment F – Applicant’s Project Description
- Attachment G – Material Board
- Attachment H – Project Plans

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR APPROVAL

UP 15-261

Hariom & Sons Inc., Business Owner  
Carmel Chocolate Company  
Dolores St., 4 SE of Ocean Ave.  
Block 76, Lots 12  
APN: 010-146-011

---

**CONSIDERATION:**

Consideration of a Use Permit (UP 15-261) application for the establishment of a specialty food store (Carmel Chocolate Factory) at a property located in the Central Commercial (CC) Zoning District

**FINDINGS OF FACT:**

1. The project site is located on Dolores Street, 4 parcels southeast of Ocean Avenue.
2. The applicant submitted a Use Permit application on July 29, 2015 to establish a specialty food store (candy store) in the Central Commercial (CC) Zoning District.
3. The application was reviewed by the Planning Commission on August 12, 2015 and was continued with requests for revisions.
4. The business use is classified according the North American Industry Classification Systems as #445292, Candy Store (100%).
5. The application qualifies for a Class 5 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305 of the State CEQA Guidelines. Class 5 exemptions include projects involving minor alterations in land use. The proposed project does not present any unusual circumstances that would result in a potential significant environmental impact.

**GENERAL FINDINGS FOR ALL USE PERMITS:**

1. The proposed use will not generate offensive odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the district.
2. The proposed use will not generate levels of noise that could adversely affect the health, safety, or welfare of neighboring properties or uses.
3. There will be one entry at the front of the store, providing adequate ingress and egress to and

from the proposed location.

4. Allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and non-local populations.
5. The proposed use is compatible with other surrounding land uses and will not conflict with the purpose established for the district within which it would be located.
6. The proposed use is consistent with the City's General Plan and Municipal Code.
7. The proposed use will not be injurious to public health, safety or welfare.
8. Granting the use permit will not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City, or in conflict with the General Plan.
9. The applicant is not required to provide additional off-street parking as no increase in commercial floor area is proposed.
10. The capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.
11. The proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
12. The proposed use is not a formula food establishment as defined in CMC 17.70.

**FINDINGS FOR DECISION:**

1. The proposed use is not in conflict with the General Plan.
2. The proposed use, as conditioned, will comply with all zoning standards applicable to the use and zoning district.
3. As conditioned, the granting of the Use Permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.
4. As conditioned, the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, street capacity and fire protection.
5. As conditioned, the proposed use will not be injurious to public health, safety or welfare and provides adequate ingress and egress.

6. The proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.
7. The proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

UP 15-261  
Hariom & Sons Inc., Business Owner  
Carmel Chocolate Company  
Dolores St., 4 SE of Ocean Ave.  
Block 76, Lots 12  
APN: 010-146-011

---

**AUTHORIZATION:**

Consideration of a Use Permit (UP 15-261) application for the establishment of a specialty food store (Carmel Chocolate Factory) at a property located in the Central Commercial (CC) Zoning District

**SPECIAL CONDITIONS:**

1. This permit authorizes the establishment of a candy store (Specialty Food Store). The use shall be conducted in a manner consistent with the presentations and statements submitted in the application and at the public hearing, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new use permit by the Planning Commission.
2. The proposed use is permitted to operate between the hours of 9:00am to 8:00pm seven days per week.
3. The business is not permitted to have any tables or chairs.
4. All exterior alterations (including new signs) require prior approval from the Department of Community Planning and Building.
5. Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water use as compared to the previous use, this use permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.
6. The use authorized by this use permit must be established within six months from the date of the Planning Commission approval. The Commission may authorize an extension of an additional six months without a new public hearing. Failure to establish the use shall render this permit null and void and without effect.

7. This use permit shall become void and no further force or effect upon termination or discontinuance of the use for any period of time exceeding six months.
8. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this use permit and the associated business license by the Planning Commission.
9. Upon termination or revocation of this use permit and/or business license for any reason, the use shall immediately cease and shall not be re-established without issuance of a new use permit.
10. The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.

Acknowledgement and acceptance of conditions of approval.

_____	_____	_____
Applicant Signature	Printed Name	Date
_____	_____	_____
Property Owner Signature	Printed Name	Date

***Once signed, please return to the Community Planning and Building Department.***

**Attachment C – Site Photographs**



**Commercial Space – Facing east on Dolores Street**

Attachment D – Photographs of Monterey Wharf Chocolate Factory





([www.yelp.com](http://www.yelp.com))



**PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT**

*Performed at:*

APN: 010-146-011  
Carmel, California 93921

*Prepared for:*

Tomato Bank  
1420 East Valley Boulevard  
Alhambra, California 91801

***Andersen Environmental Project No. 1504-636***

May 14, 2015

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## 1.0 INTRODUCTION

Andersen Environmental has prepared this Phase II Environmental Site Assessment (ESA) Report for the commercial property located at APN: 010-146-011 in Monterey County and the City of Carmel, California (the Site). This assessment was based on the findings of Andersen Environmental's Phase I ESA report, dated March 25, 2015. According to the Phase I report, the subject property was occupied by a dry cleaning tenant from approximately 1927 until 1991. During that time, the dry cleaning tenant operated a series of underground storage tanks (USTs) containing solvents in the east exterior portion of the Site. Although the site was granted regulatory closure in 1994, based on our independent review of the report and closure letter, it is our opinion that the site was not sufficiently investigated or remediated in the context of current regulations. The original inlet concentrations are much higher than what would be expected when compared to the detected soil concentrations, suggesting contamination in area(s) outside of where the extraction well was installed. In addition, closure was based on a final inlet concentration of 8 µg/L tetrachloroethene (PCE) which far exceeds the California Human Health Screening Levels (CHHSL) for PCE in vapor (0.6 µg/L) at a commercial property. Furthermore, there are no records of a "rebound test" having been conducted, which typically will result in much higher vapor concentrations that are considered to be a more accurate representation of post remediation conditions. No evidence of soil sampling in the area of the dry cleaning equipment (typically in the rear of a suite) was conducted. Based on the forgoing, the historical presence of a dry cleaner at the property for approximately 60 years remains a *recognized environmental condition* for the subject property.

Andersen conducted this Phase II ESA in an attempt to evaluate whether the former Site operations have significantly impacted the subsurface of the Site and present a vapor intrusion risk within the on-site structure. Five borings were advanced throughout the property, and select soil samples were collected and analyzed. Soil vapor probes were installed in each of the 5 boring locations, and a soil vapor survey was conducted. In addition, indoor and ambient air quality samples were collected in order to assess air quality of the interior and in the vicinity of the commercial structure located at the Site.

Contaminants of potential concern included VOCs in soil, soil vapor, and air.

## 2.0 SITE INFORMATION

This section provides pertinent Site information, including location, description and geologic and hydrogeologic setting.

### 2.1 SITE LOCATION AND DESCRIPTION

The Site is located on the east side of Dolores Avenue, approximately 170 feet north of 7<sup>th</sup> Avenue, in the City of Carmel (Figure 1). The Site is approximately 0.09 acres in size and is occupied by a one-story retail structure, which is approximately 2,535 square feet in size. The structure is currently occupied by B & G Estate Jewelers (north portion) with the remaining (central and south) portion of structure currently vacant. The remaining portions of the property consist of a rear exterior area in the east portion with limited landscaping. The surrounding area is primarily used for commercial and residential purposes.

### 2.2 REGIONAL GEOLOGIC AND HYDROGEOLOGIC SETTING

The Site is located within the Coast Ranges geomorphic province. The Coast Ranges are northwest trending mountains and valleys that trend subparallel to the San Andreas Fault. The San Andreas extends more than 600 miles from Point Arena to the Gulf of California. West of the San Andreas is the Salinian Block, a granitic core extending from the southern extremity of the Coast Ranges to the north of the Farallon Islands. To the west is the Pacific Ocean. The coastline is uplifted, terraced, and wave-cut. The

Coast Ranges are composed of thick Mesozoic and Cenozoic sedimentary strata that dips beneath alluvium of the Great Valley geomorphic province, to the east. The eastern border is characterized by strike-ridges and valleys in Upper Mesozoic strata (*Note 36 - California Geomorphic Provinces, California Geologic Survey*).

The Site is underlain by Pleistocene age dune deposits, which are characterized as weakly to moderately consolidated, moderately well-sorted silt and sand (*Geologic Map of the Monterey and Seaside 7.5-minute Quadrangles, Monterey County, California* (US Geological Survey, 1997).

Hydrogeologically, the Site is located within the Carmel Valley Groundwater Basin. The basin lies along the downstream portion of the Carmel River, located southeast of the Monterey Peninsula. Based on a review of groundwater data presented in the State Water Resources Control Board (SWRCB) Geotracker website, groundwater was not detected at any properties listed within a 2 mile radius of the Site during environmental investigation activities. Based on a review of the groundwater data presented in the GeoCheck Section of the Phase I ESA, groundwater was measured in a well approximately 1/4- to 1/2-mile northeast of the Site at depths in excess of 40 feet below ground surface (bgs). Based on topographic map interpretation, regional groundwater flow direction is estimated to be to the southwest; however local groundwater flow direction may vary.

### **2.3 LOCAL GEOLOGIC AND HYDROGEOLOGIC SETTING**

The elevation of the subject property is approximately 233 feet above sea level (USGS Monterey, CA 7.5 minute topographic quadrangle). Subsurface investigations at the Site have been conducted to a maximum exploration depth of 15 feet bgs. Soils encountered during this investigation consisted primarily of Silty Sands (USCS classification "SM"). Groundwater was not observed to the maximum exploration depth of 16 feet bgs.

### **3.0 FIELD ACTIVITIES**

All field activities pertaining to the Phase II ESA were completed on April 30, 2015.

#### **3.1 FIELD PREPARATION**

Prior to conducting field activities, Andersen personnel marked the work area with white paint. Underground Services Alert (USA) was notified of the pending fieldwork a minimum of 48 hours before mobilization. Boring locations were subsequently checked for utility conflicts, access limitations and other hindrances or issues which may have been encountered during fieldwork. No conflicts with utilities were identified in the chosen boring locations. In addition, a soil boring permit (Permit #HZ-4765) was obtained from the Monterey County Health Department, prior to conducting fieldwork on-Site. A copy of the permit is included as Appendix A of this report.

#### **3.2 SOIL SAMPLING**

On April 30, 2015, Andersen Environmental field personnel directed the advancement of five borings (B1 through B5; Figure 2) to assess subsurface conditions. The borings were distributed in the rear of the site, where dry cleaning equipment was most likely to be in operation. Borings B1 and B2 were advanced in the rear (east) exterior portion of the site. Borings B3, B4, and B5 were advanced in interior portions of the on-site structure. Boring locations, sampling depths and investigative rationale were as follows:

Boring ID	Location and Investigative Objectives	Terminal Depth (ft bgs)	Sampling Depths (ft bgs)
B1	East exterior portion of the Site, assess the area adjacent to the abandoned in-place USTs.	16	5, 10, 15
B2	East exterior portion of the Site, assess the area adjacent to a sump identified on-Site and in the area of the abandoned in-place USTs.	6	5
B3	Southeast interior portion of the site.	6	5
B4	North-central interior portion of the Site.	6	5
B5	South interior portion of the site.	3.5	3

### 3.2.1 BOREHOLE ADVANCEMENT AND SAMPLING METHODOLOGY

Borings were advanced using a limited access hydraulic push (DPT) drill rig equipped with a 1.5-inch drive ride.

In each location, the DPT rig was initially used to break through surface cover. Soil samples were collected at the designated sampling depths above by advancing an acetate-lined steel sampler to each sampling depth. At the selected sample depths, approximately 6-inch segments of soil within the acetate liners were cut, sealed with Teflon® tape and tight-fitting plastic caps, logged in accordance with the Unified Soil Classification System (USCS) and observed for color, moisture content, texture, discoloration, odor and physical evidence of contaminant impact or fill material. The samples were labeled, logged in a chain-of-custody and chilled pending transportation and submittal to TestAmerica Laboratories Inc. (TestAmerica), of Pleasanton, California (a State-certified laboratory).

Each sample was additionally field-screened for VOCs by headspace analysis using a photoionization detector (PID). A portion of the recovered sample was placed in a plastic bag and sealed to allow organic vapors to volatilize, at which point the PID probe tip was inserted into the bag and the maximum reading observed and recorded.

### 3.2.2 ENCOUNTERED SOIL TYPES

Soils encountered during this investigation consists primarily of Silty Sands (SM), fine to medium sand, light brown, loose to dense, moist. Groundwater was not encountered during this subsurface assessment. During boring advancement, refusal was encountered in each boring at the terminal depth on what is suspected to be bedrock. Boring logs with borehole completion diagrams are included as Appendix A.

### 3.3 SOIL VAPOR SAMPLING

Soil vapor sampling was incorporated into the investigative program to assess soil vapor conditions beneath the property.

#### 3.3.1 SOIL VAPOR PROBE INSTALLATION

Upon completion of soil sampling, each boring was immediately converted into a temporary soil vapor sampling probe set at specified depths. Dual-nested soil vapor probes SV1-5' and SV1-15' were installed in boring B1. Soil vapor probes SV2-5', SV3-5', and SV4-5' were installed in borings B2 through B5, respectively, at depths of 5 feet bgs. Soil vapor probe SV5-3' was installed in boring B5 at depths of 3 feet bgs. In borings which extended past the vapor sampling depth, the borings were first backfilled to approximately 0.5 feet below the vapor sampling depth with hydrated bentonite granules. In all borings, approximately 6 inches of clean sand were emplaced into the bottom of the borehole, at which point a 1-inch polypropylene tip connected to ¼-inch diameter Teflon® tubing was placed at the target sampling

depth. An additional 6 inches of sand were placed above the probe, embedding it in an approximately 1-foot length of sand pack. The borings were subsequently backfilled with hydrated bentonite granules to grade. Following construction, each probe was capped and left undisturbed to allow subsurface conditions to stabilize and bentonite seals to set for approximately 2 hours. Soil vapor construction diagrams are provided as part of the boring logs in Appendix A.

### 3.3.2 SOIL VAPOR SAMPLE COLLECTION

Soil vapor samples were collected in 1-liter Tedlar® bags from each of the probes using an electric pump, vapor sampling box and clean tubing. Prior to sample collection, approximately three (3) casing volumes were purged from each probe. Samples were labeled, shielded from light and logged on a chain of custody pending transportation and submittal to TestAmerica. Upon completion of soil vapor sampling, the temporary soil vapor probes were removed and boring locations were resurfaced with concrete.

### 3.4 INDOOR AND AMBIENT AIR SAMPLING

Indoor and ambient air sampling was incorporated into the investigative program to assess if an appreciable vapor intrusion risk exists within the on-Site structure. The objectives of the current indoor air quality sampling event were as follows:

1. Assess indoor air quality of the on-site structure in representative conditions that Site occupants will be routinely exposed; and
2. Evaluate if air quality within the building posed a significantly greater risk to Site occupants than ambient air quality.

#### 3.4.1 SITE CONDITIONS DURING SAMPLING

As the Site is located in the downtown commercial district of Carmel, California, sampling activities were conducted on a weekday in an attempt to replicate normal business activities for sample quality. As the objectives of the current sampling event were to evaluate potential exposure during routine Site activities, the following sampling methods were implemented and Site conditions ensured during sampling:

- The Site and structure were secured from unauthorized access during sampling activities;
- The front and rear doors of the on-site structure were periodically opened and closed during the course of the day to replicate daily on-site activities and remained so throughout the sampling event duration; and
- A visual inspection of materials and chemicals present on-Site did not reveal any obvious or significant sources of VOC-containing materials.

Weather conditions during the sampling event were noted as sunny with no cloud cover and approximately 70 degrees Fahrenheit. Wind direction was confirmed during sampling by observing a flag-pole installed at the intersection of Dolores Street and Ocean Avenue and was recorded as follows:

Start of sampling: Slight breeze to the west.  
End of sampling: Slight breeze to the west.

### 3.4.2 SAMPLE LOCATIONS AND PROTOCOL

A total of four air quality samples were collected as follows:

Sample ID	Ambient / Indoor	Height Above Ground (feet)	Specific Location and Purpose
AEIA-1	Indoor	4	Within on-site structure, placed in north interior.
AEIA-2	Indoor	4	Within on-site structure, placed in south central interior.
Ambient-1	Ambient	6	Up-wind in rear (east) exterior portion of property in an attempt to capture representative ambient air conditions and remain as far away from structures as possible.
Ambient-2	Ambient	6	Down-wind in front (west) exterior portion of property in an attempt to capture representative ambient air conditions and remain as far away from structures as possible.

Samples were collected in pre-evacuated 6-liter stainless steel (SUMMA®) canisters equipped with eight-hour flow regulators. The eight-hour sampling interval was selected to more accurately represent potential exposure to Site workers, as sampling would be conducted during approximately normal business hours. Each canister was evacuated to approximately 30 inches of mercury vacuum prior to sampling by the analytical laboratory, and allowed to collect samples for approximately eight hours. Measurable vacuum was present in each sample at the conclusion of sampling to ensure sample integrity during transport. Chain-of-custody documentation was maintained during sample collection and transport. Samples were submitted to Curtis & Tompkins Laboratories of Berkeley, California (a State-certified laboratory).

### 4.0 CHEMICAL ANALYSIS

Select soil samples and all soil vapor samples were submitted for chemical analysis off-site by TestAmerica. Soil samples B1-15', B2-10', B3-15' and B4-10' were selected for analysis of VOCs by EPA Method 8260B. Soil vapor samples SV1-5', SV1-15', SV2-5', SV3-5', SV4-5' and SV5-3' were selected for VOC analysis by EPA Method 8260B.

All indoor and ambient air samples were submitted to Curtis & Tompkins Laboratories for analysis of VOCs by EPA Method TO-15.

Laboratory reports and chain-of-custody documentation are provided as Appendix C.

### 5.0 ANALYTICAL RESULTS

This section presents chemical analytical results of soil and soil vapor analysis.

#### 5.1 SOIL ANALYTICAL RESULTS

A summary of soil analytical results is provided in Table 1. No VOCs were detected in any soil samples analyzed; therefore such compounds are not a significant concern in the area assessed.

#### 5.2 SOIL VAPOR ANALYTICAL RESULTS

A summary of soil vapor analytical results is provided in Table 2. No VOCs were detected in any soil samples analyzed; therefore such compounds are not a significant concern in the area assessed.

### 5.3 INDOOR AND AMBIENT AIR ANALYTICAL RESULTS

A summary of indoor and ambient air analytical results is provided in Table 3. No VOCs were detected in any indoor or ambient air samples analyzed; therefore such compounds are not a significant concern in the area assessed.

### 6.0 CONCLUSIONS AND RECOMMENDATIONS

Andersen Environmental has performed a Phase II ESA for the property located at APN: 010-146-011 in Carmel, California. This assessment was based on the findings of Andersen Environmental's Phase I ESA report, dated March 25, 2015. According to the Phase I report, the subject property was occupied by a dry cleaning tenant from approximately 1927 until 1991. During that time, the dry cleaning tenant operated a series of USTs containing solvents in the east exterior portion of the Site. Although the site underwent remediation and was granted regulatory closure in 1994, based on our independent review of the report and closure letter, it is our opinion that the site was not sufficiently investigated or remediated in the context of current regulations. Based on the forgoing, the historical presence of a dry cleaner at the property for approximately 60 years remains a *recognized environmental condition* for the subject property.

Andersen conducted this Phase II ESA in an attempt to evaluate whether the former Site operations have significantly impacted the subsurface of the Site and present a vapor intrusion risk within the on-site structure. Soil, soil vapor, and indoor air samples were collected and analyzed for VOCs during the course of this assessment to determine if residual contamination related to the former dry cleaning operations remains on-site at significant concentrations. The following are Andersen Environmental's conclusions and recommendations based on the results of the assessment activities detailed herein:

- No VOCs were detected in any soil or soil vapor samples analyzed. Based on these findings this assessment, Andersen Environmental found no evidence of a significant release of VOCs to the subsurface that would present a potential risk to human health or the environment.
- This assessment found no evidence of VOCs in indoor or ambient air samples. Based on results of the current air quality sampling event, a vapor intrusion condition does not exist within the on-site structure. Therefore, occupancy of the on-Site structure does not pose a vapor intrusion risk to Site occupants.
- Andersen Environmental recommends no further action at this time in reference to the REC identified in the Phase I ESA.

## 7.0 SIGNIFICANT ASSUMPTIONS, LIMITATIONS AND RELIANCE

This report has been prepared in accordance with generally-accepted environmental methodologies and industry standards as they relate to the Data Quality Objectives of the assessment. No warranties, expressed or implied, are made as to the professional services provided under the terms of Andersen Environmental's contract(s) or specified in this report. This assessment has been conducted, in part, based on information, data or reports provided or prepared by others. Andersen Environmental reviews and interprets these documents in good faith and relies that the provided data and documents are true and accurate.

Environmental conditions at the site were assessed or interpreted within the context of Andersen Environmental's contract(s) and existing environmental regulations of applicable jurisdiction(s) as of the date of the report. Regulatory requirements, regulations and guidance are subject to change subsequent to the date of the report. Unless otherwise stated in the report, evaluating compliance of past, present or future owners with applicable local, provincial and federal government laws and regulations was not included within the scope of the assessment.

The environmental assessment is limited by the availability of information at the time of the assessment. The conclusions and recommendations regarding environmental conditions presented in this report are based on a scope of work authorized by the Client. It is possible that unreported conditions impairing the environmental status of the site may have occurred which could not be identified. Andersen Environmental's opinions cannot be extended to portions of the site that were unavailable for direct access and observation reasonably beyond the control of Andersen Environmental or outside of the scope of the assessment. Environmental assessment activities, particularly the sampling of soil, vapor (air), groundwater and structure materials, represent those conditions which are present at the time of sampling within the immediate vicinity of the sample(s) collected. Although sampling plans are developed in an attempt to provide what is interpreted as sufficient coverage within the assessment area to achieve the investigative objectives, no extent of sampling can guarantee all environmental conditions, potential chemicals of concern (man-made or naturally occurring) and concentrations at which they occur have been identified and quantified absolutely. The assessment performed and outlined in this report was based, in part, upon visual observations of the site and attendant structures. It should be noted that compounds, materials or chemicals of potential concern other than those described could be present in the site environment, and the possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated.

All components of this report, including but not limited to text, signatures, certifications, figures, tables, attachments, appendices, supporting documents and addenda are integral to the reporting of the assessment. This report may not be reproduced, except in full, without written approval of Andersen Environmental.

This report has been prepared for the sole use of Tomato Bank. The contents should not be relied upon by any other parties without the express written consent of Tomato Bank and Andersen Environmental.

## 8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

This assessment has been conducted with the standards and level of care and skill exercised in such types of investigations, by qualified geologists, engineers, environmental scientists or environmental professionals, in conformance with generally-accepted industry standards and practices.

Prepared by:

Date: May 14, 2015



---

Matthew Sonnenberg  
Project Manager

Reviewed and approved by:

Date: May 14, 2015



---

Brian Martasin  
Professional Geologist No. 8356  
Principal Geologist



Date: 9-13-15

To ,  
City of Carmel-by-the-sea  
Carmel, CA 93921

To Whom It May Concern:

Dear planning Department,

I Dennis Joshi along with my wife Rashmi Joshi will be the owners of the proposed Carmel Chocolate Factory.

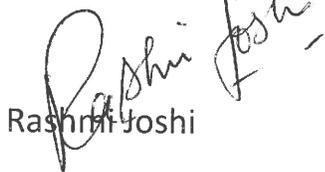
We have been involved in the hospitality business in the Monterey area since 2008 and specifically in chocolate business since 2009. We currently own a chocolate store on the Fisherman Wharf in Monterey where my wife Rashmi is the confectioner. All our chocolates are handcrafted of the highest quality of American Chocolate in our Monterey location and it is here where Rashmi creates different types of chocolate with unique flavors and designs. All our chocolate will be manufactured and packaged from our Monterey location and delivered to our Carmel store on a daily basis.

We are extremely excited and hopeful to become a part of the Carmel-by-the-sea community, one of the top ten cities in the world.

Sincerely,



Dennis Joshi



Rashmi Joshi

RECEIVED

SEP 16 2015

City of Carmel-by-the-Sea  
Planning & Building Dept.

# MATERIAL - COLOR BOARD



1. Display Case



2. Granite Counter Tops



3. Display Case and Counter Facing



4. Vinyl Wood Flooring



5. Display Case



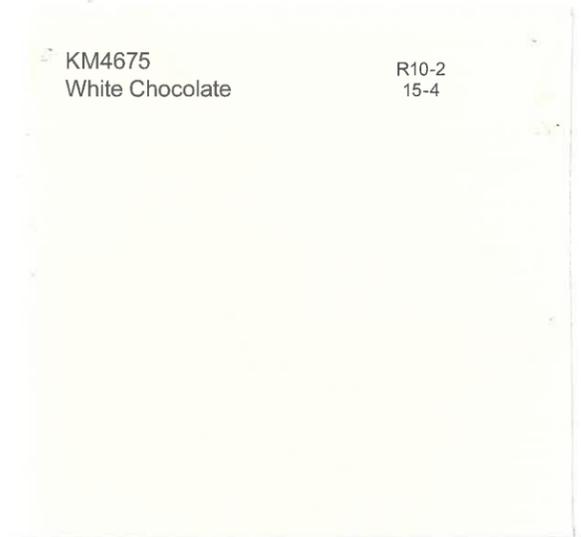
6. Island Display Case



7. Custom Wall Display



8. Wood Shelving

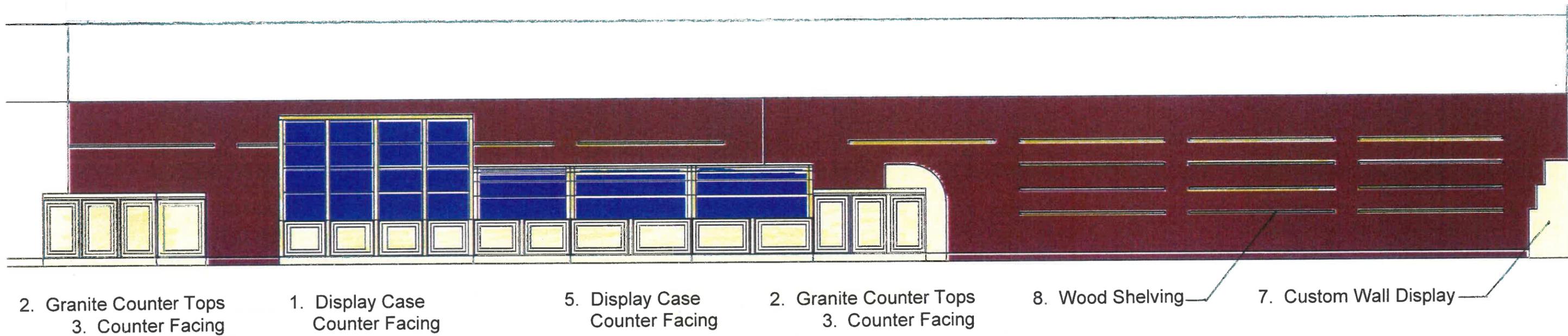


9. Upper Wall Color

REC 10  
SEP 03 2015  
City of Coastal-by-the-Sea  
Planning & Building Dept



10. Lower Wall Color



1

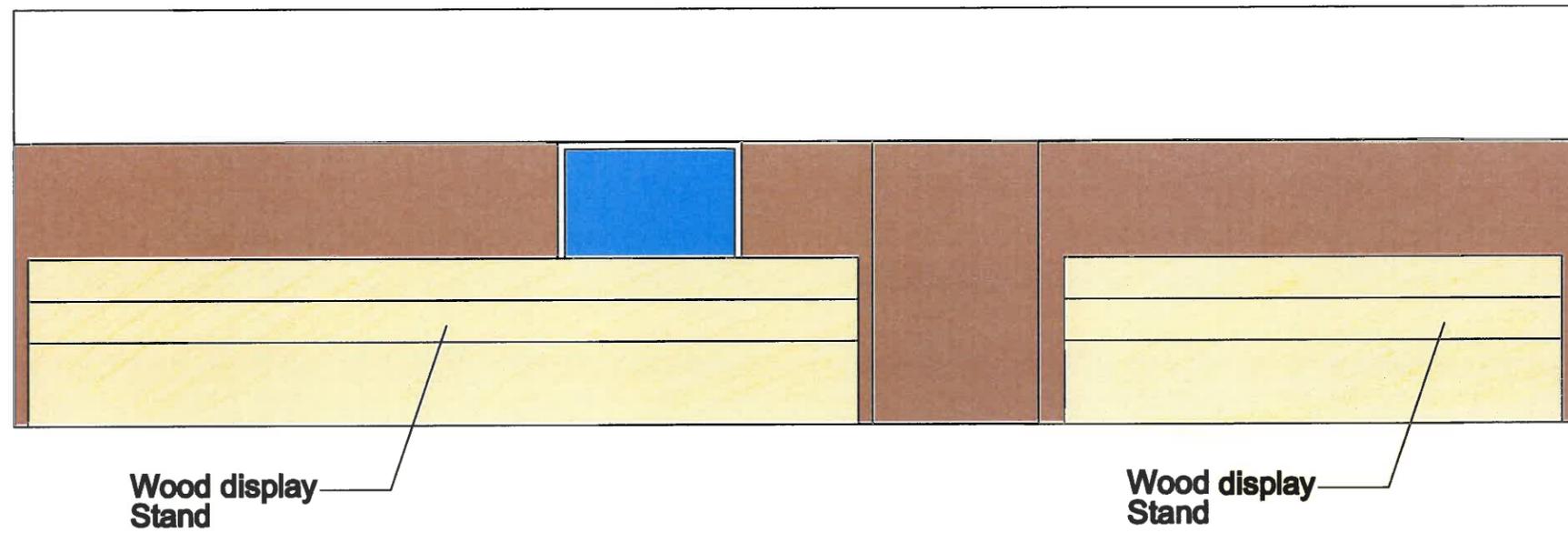
**NORTH WALL  
INTERIOR ELEVATION**

1/4" = 1'-0"

REC . . .

SEP 03 2015

City of Lumberton  
Planning & Building Dept.

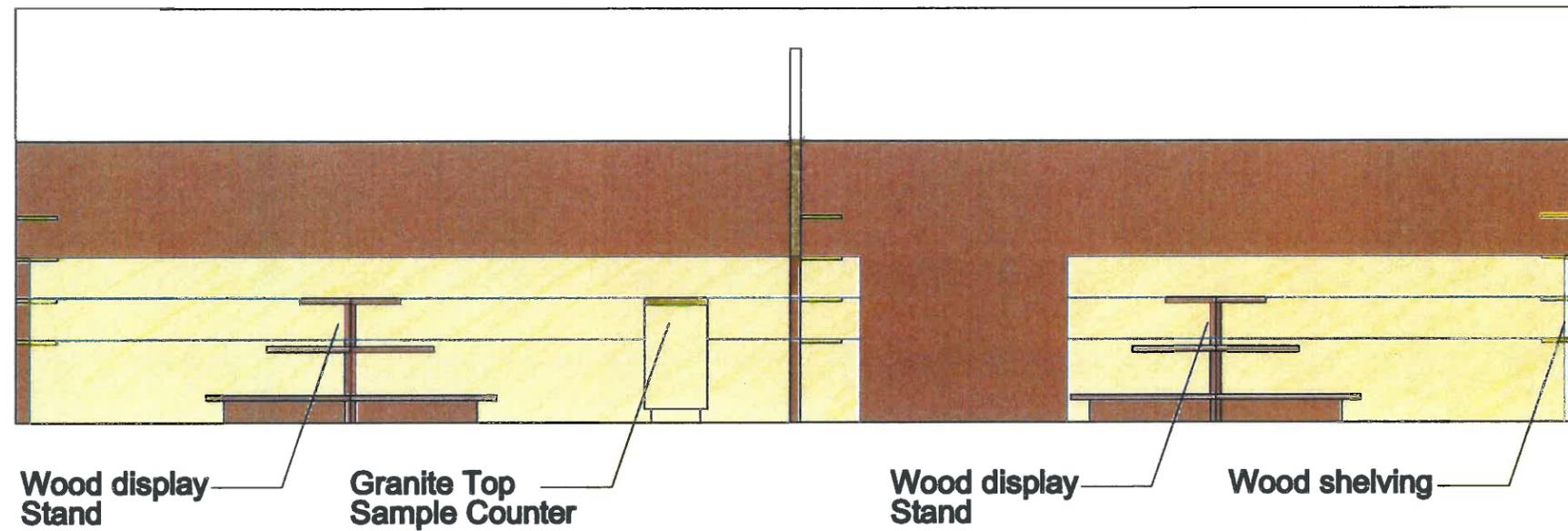


2

## EAST WALL INTERIOR ELEVATION

1/4" = 1'-0"

REC 03  
SEP 03 2015  
City of Ocean-by-the-Sea  
Planning & Building Dept.

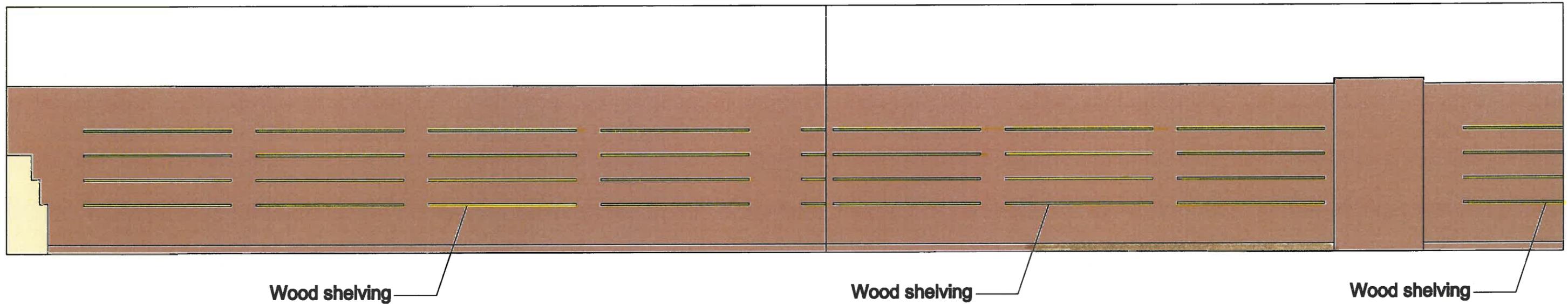


3

**EAST WALL  
INTERIOR ELEVATION**

1/4" = 1'-0"

REC  
SEP 6 3 2015  
City of Cambridge - the sea  
Planning & Building Dept.



4

# SOUTH WALL INTERIOR ELEVATION

1/4" = 1'-0"

REC  
SEP 03 2015  
Planning & Building Dept.



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

September 23, 2015

**To:** Chair Goodhue and Planning Commissioners  
**From:** Marc Wiener, Acting Community Planning and Building Director  
**Subject:** Determination of the City's three permitted Drinking Places

---

**Recommendation:**

Confirm staff's determination of three drinking places

**Background:**

City Municipal Code Section 17.56.010 places a numerical cap on certain commercial uses such as jewelry store, hotel units, drinking places, etc. As stated in the Municipal Code, restricting such uses is *"intended to preserve Carmel's character as a residential village and perpetuate a balance of land uses that are compatible with local resources and the environment."*

Drinking places are a restricted use and a total of three are permitted in the City (CMC 17.56.020). Municipal Code Section 17.68.050 defines a drinking place as a *"businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks."*

The City has historically not maintained an inventory of the three permitted drinking places. Nevertheless, staff has determined that the three drinking places in the City include Sade's, A.W. Shucks, and Barmel. An evaluation of the three drinking places is included for the Planning Commission's consideration. The Commission is being asked to confirm staff's determination of the three drinking places. A determination of the drinking places may be pertinent to a separate item on this agenda, Use Permit (UP 15-286), in which the owner of Barmel is requesting to extend the hours of operation from 12:00 a.m. to 2:00 a.m.

**Staff analysis:**

***Drinking Places:*** The following is an analysis of the three drinking places. Staff has included the use permits for each business as separate attachments.

Sade's: The business operates under Use Permit (UP 93-47), and is identified as a drinking place. Allowed hours of operation are from 11:00 a.m. to 2:00 a.m. Sade's is the only drinking place in the City without a food service.

A.W. Shucks: The business originally operated strictly as a drinking place, but was permitted to add an ancillary food service through the approval of Use Permit (UP 93-45). This Use permit identifies the business as a drinking place. The restaurant/bar is permitted to be open until 12:00 a.m. Staff notes that the majority of the floor space is occupied by the bar.

Barmel: The subject site has historically operated as a drinking place, but expanded its food service in 1997 with approval of Use Permit (UP 97-22). The Municipal Code allows restaurants to have a bar or bar room as an ancillary use, with a requirement that only 20% of the seating be used at the bar (CMC 17.14.040.I). There are several restaurants in the City that include a bar as an ancillary use, but do not meet the Municipal Code definition of a drinking place.

In staff's opinion, Barmel meets the definition of a drinking place in terms of the business operation and floor layout. In addition, the previous business, Ody's Tavern, operated primarily as a bar. Staff notes that making a determination that Barmel is a drinking place does not entitle the hours of operation to be extended.

Certain restaurants in the City have characteristics of a drinking place such as Jack London's, which has a larger bar component than most restaurants and is the only restaurant in the City permitted to stay open until 2:00 a.m. However, in staff's opinion, the primary use of Jack London's is still characteristic of a restaurant. In addition, Brophy's Tavern has a bar-like appearance. However, Brophy's Tavern is in a non-conforming use that is located in the Residential and Limited (RC) Commercial Zoning District, where neither restaurants nor drinking places are permitted. The allowed hours are from 8:00 a.m. to 11:00 p.m. For this establishment staff recommends that the restaurant designation be maintained, primarily because it is a non-conforming use and is located closer to residential areas.

Staff recommends that the Planning Commission confirm the determination of the three drinking places and direct staff to draft an inventory for future reference. It should be noted that if the Planning Commission determines that the City does not currently have three drinking places, then the City would be under the cap and an applicant could potentially apply to open a new drinking place.

***Alternatives:***

1. Confirm staff's determination of the three drinking places
2. Make a different determination of the three drinking places
3. Continue this item with a request for further study

**ATTACHMENTS:**

- Attachment A – Sade's Use Permit
- Attachment B – A.W. Shucks Use Permit
- Attachment C – Barmel Use Permit
- Attachment D – Jack London's Use Permit
- Attachment E – Brophy's Tavern Use Permit

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

Res. 94-02

AMENDED & ADOPTED: 1/12/94

UP 93-47  
Frank Grupe (Sade's)  
E/s Lincoln bet. Ocean and 7th  
Block 75, North 110' of Lot 8

12 January 1994

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CONSIDERATION: Applicant requests a use permit authorizing the establishment of a drinking place (SIC 5913) in the Central Commercial (CC) Land Use District.

FINDINGS OF FACT:

1. That the applicant proposes to relocate Sade's, an existing bar use that has been in continuous use for many years, from the south side of Ocean between Monte Verde and Lincoln to the east side of Lincoln between Ocean and 7th.
2. That the applicant has been the owner of Sade's since 1989.
3. That the bar use at its current location was legally established prior to the need for a use permit.
4. That the size of the proposed site is 450 square feet.
5. That the use will receive deliveries twice a week which would be made by van on Lincoln Street.
6. That the number of seats proposed is 20 and submittal of a plan indicating the seating and meeting all requirements of the Municipal Code and Uniform Building Code will be a condition of approval.
7. That the proposed hours of operation are from 11 a.m. to 2:00 a.m., seven days a week.
8. That there is one toilet and two sinks on the premises.
9. That other uses in the vicinity include retail uses selling apparel, arts and crafts, jewelry and a restaurant.

GENERAL FINDINGS (17.18.010 Municipal Code):

1. That the operation of a small bar at this location would generate no odors, fumes, dust or radiation causing impacts on surrounding uses. Evening hours of operation would increase light and potential glare from the large storefront window. As conditioned, light impacts will be controlled to prevent conflicts with nearby uses.

2. That the operation of a bar, with operating hours to 2:00 a.m. has the potential to cause noise impacts on the surrounding uses including nearby residences. The small size of the bar and the lack of outside seating should minimize these impacts. As conditioned noise impacts will be mitigated.
3. That the use would not increase traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the use would not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection. The proposed increase in water use (0.385 af) is within the remaining supply of water available to the City from the Peralta Well allocation.
5. That the use has two exits which provide ingress and egress to and from the proposed location.
6. That allowing a bar to replace an art gallery would not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and non-local populations. Policy P1-21 of the General Plan requires the City to limit or reduce the number of drinking places. The numerical limit on bars (Section 17.06.036) implements this Policy. The Commission finds that there are currently only two (2) businesses that **primarily** serve alcoholic beverages and qualify as drinking places.
7. That as conditioned the use is compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the establishment of a drinking place would not be in conflict with the City's General Plan, nor the Local Coastal Plan.
9. That the proposed use would not be injurious to public health, safety or welfare.
10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City, or would be in conflict with the General Plan nor the City's Local Coastal Plan.
11. That use is located in the Central Commercial (CC) Land Use District and there is no off-street parking to accommodate the long-term parking needs of employees or business owners. This is an existing non-conformity and would not be increased through approval of this permit.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

STANDARDS FOR APPROVAL (SECTION 17.06.037)

1. By allowing the use, the total number of drinking places does not exceed three (3).

Response: The City has determined that there are currently only two (2) businesses that primarily serve alcoholic beverages and qualify as drinking places.

2. The proposed use is not located closer than two hundred feet (200') to another use selling distilled spirits intended for either on-site or off-site consumption.

Response: The proposed use meets this standard of approval since it is located 250 feet from the existing Sade's location as measured along the shortest pedestrian route between the two uses.

3. The proposed use is located in one of the Blocks numbered 70 through 77 inclusive, as shown on the map of Carmel-by-the-Sea.

Response: That the proposed location is in Block 75 and meets this standard for approval.

DECISION: Approve the use permit subject to the following conditions:

1. This permit authorizes the establishment of a bar (SIC 5813 - drinking place) classified by the Alcoholic Beverage Control (ABC) as an On-Sale General - Public Premises. This permit does not authorize creation of a kitchen or the service of food except for incidental snack food (popcorn, nuts and chips).
2. The hours of operation shall be limited to not more than 11:00 a.m. to 12:00 midnight seven days per week.
3. Prior to establishing occupancy of the building, a floor plan and seating plan shall be submitted for approval by the Fire Department and Building Official. Seating shall be limited to a maximum of twenty (20) or a lesser number as determined by safety officials. No exterior seating shall be permitted. The floor plan shall show all exits and shall include two (2) restrooms meeting all requirements of Section 15.08.100 of the Municipal Code and Section 705 of the Uniform Building Code. Maximum occupancy shall be posted on the premises.

4. This permit authorizes an increase in water use on this site of 0.385 acre feet and an equivalent deduction from the City's water allocation.
5. Lighting shall be controlled so as not to cause glare to exterior pedestrians or operators of motor vehicles. In accepting this permit the property owner and lessee acknowledge their responsibility to operate the use in a manner that avoids the creation of off-site impacts on nearby properties and residences. Noise from bar patrons and on-site activities shall be controlled to prevent disturbance of the quiet street and neighborhood environment at night and early morning hours. Interior music shall be limited so as not be discernible from the exterior of the bar at distances greater than twenty feet (20')
6. Receipt by the City of valid noise complaints in excess of three (3) in any month or six (6) in any one year period shall be cause for review and amendment or revocation of this permit. If these complaints originate from the occupants of nearby residences, the City may require the permittee to attempt to mitigate noise impacts through installation of improved insulation, double-glassed windows, etc. on either the permittee's property or the complainants residence or the City may amend the allowed hours or capacity of the use.
7. The use shall be conducted in a manner consistent with the presentations and statements submitted with the application and at the public hearing and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new use permit by the Planning Commission.
8. The use shall be limited to the space applied for and shall not include any exterior display of merchandise nor shall the use expand unless such expansion is approved by the Planning Commission.
9. All water fixtures within the premises in which the use is located shall be retrofitted with water conservation hardware and shall be inspected for conformance with the standards contained in Section 15.28.020 of the Municipal Code prior to establishment of the use.
10. This use permit shall become void and of no further force or effect upon termination or discontinuance of the use for any period of time exceeding six months.
11. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this use permit by the Planning Commission.

12. This use permit supercedes and replaces any previous use permits issued for this site.
13. Upon termination or revocation of this use permit for any reason, the use shall immediately cease and shall not be re-established without issuance of a new use permit.
14. Trash and garbage and containers for recycling materials shall be stored in metal containers on private property, screened from public view and disposed of in the manner established in Chapter 16, Title 8 of the Municipal Code.
15. Prior to the establishment of this use, the business operator exercising the privilege conferred by this permit shall obtain a new business license from the City. An active business license shall be maintained in compliance with all applicable City Codes at all times that the use is in operation.
16. The use authorized by this use permit must be established within six months from the date of Planning Commission approval. The Commission may authorize an extension of an additional six months without a new public hearing. Failure to establish the use shall render this permit null and void and without effect.
17. This use shall be reviewed after six (6) months of operation at a public hearing to review impacts on adjacent uses and reconsider hours of operation.

*A.W. Shucks*

CITY OF CARMEL-BY-THE-SEA  
PLANNING COMMISSION  
AGENDA CHECKLIST

BLOCK: 76 LOT: 3 & 4

MEETING DATE: 17 November 1993

FIRST HEARING CONTINUED FROM:  
ITEM NO: UP 93-45 OWNER: Weaver/Elliot

SUBJECT: CONSIDERATION OF A USE PERMIT AUTHORIZING THE  
ADDITION OF LIMITED FOOD SERVICE TO AN EXISTING  
DRINKING PLACE

*Superseded  
12/8/93*  
ENVIRONMENTAL REVIEW: Exempt  
LOCATION: S/s Ocean bet. San Carlos & Dolores ZONING: CC

ISSUES:

Would the addition of limited food sales to a bar be  
consistent with City policy and ordinances?

OPTIONS:

1. Approve the use permit and direct staff to prepare Findings for Approval for adoption at the 8 December 1993 meeting.
2. Do not approve the use permit and adopt the Findings for Denial dated 27 October 1993.
3. Continue Consideration.

RECOMMENDATION:

Option #1

ATTACHMENTS:

1. Staff Report dated 17 November 1993.
2. Staff Report dated 13 October 1993.
3. Application Materials.
4. Findings for Denial dated 27 October 1993.

STAFF CONTACT: Brian Roseth, Director

CITY OF CARMEL-BY-THE-SEA  
DEPARTMENT OF COMMUNITY PLANNING AND BUILDING  
STAFF REPORT

TO: CHAIRMAN KENNEDY AND PLANNING COMMISSIONERS  
FROM: BRIAN ROSETH, DIRECTOR OF COMMUNITY PLANNING AND BUILDING  
DATE: 17 NOVEMBER 1993  
SUBJECT: UP 93-45/WEAVER/ELLIOT

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On 13 October 1993 the Planning Commission reviewed a request to add an oyster bar to a drinking establishment on Ocean Avenue. The Commission voted to deny the request and directed staff to prepare Findings for Denial. On 27 October 1993 the Findings for Denial were pulled from the Consent Calendar and the Commission voted to review the decision before it was final. A public hearing was noticed for this date to allow a second review by the Commission.

When the Commission first reviewed this application staff recommended approval. This recommendation was based on the functional equivalence of a bar to a restaurant when considering the overall mix of land uses on Ocean Avenue. If these uses are viewed as equivalent, approval of food service in a bar would not violate the intent of Measure-H. Staff's recommendation at the end of the 13 October Staff Report that the zoning ordinance be amended if the permit were approved was intended only as a suggestion - not as a legal requirement. Staff recommends that the Commission reconsider the Staff Report of 13 October 1993 and take action to approve or deny the permit based on land use issues, not on whether the Code should be amended.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

STAFF REPORT

TO: CHAIRMAN KENNEDY AND PLANNING COMMISSIONERS

FROM: BRIAN ROSETH, DIRECTOR OF COMMUNITY PLANNING AND BUILDING

DATE: 13 OCTOBER 1993

SUBJECT: UP 93-45/MURRAY WEAVER/PAUL ELLIOT

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I. INTRODUCTION

The City has received a request for a use permit for the Maxwell McFly's bar on Ocean Avenue. This permit request is triggered by a change of ownership and a proposal to add an oyster bar to the operation. Under the zoning ordinance, the primary use is SIC 5813 - Drinking Place and the oyster bar would be an ancillary use of SIC 5812 - Specialty Eating Place. One issue raised by this application is whether the sale of food can be allowed under the zoning ordinance which prohibits the establishment of any new food uses within buildings facing Ocean Avenue.

II. THE EXISTING OPERATION

Maxwell McFly's has been a long established bar within the City and pre-dates many of the Municipal Code provisions regulating land uses. The operation has no use permit and is considered a legal nonconforming use. The business is operated exclusively as a drinking place with no kitchen, no food preparation or display and no food sales. The use operates daily from 11:00 a.m. to 2:00 a.m. As a nonconformity, changes can only be made upon approval of a use permit. From staff's review the existing operation appears to meet City standards for a drinking place.

III. THE PROPOSED OPERATION

The applicant requests approval to add a light seafood menu to be served at an oyster bar (see attached menu). There would not be a full kitchen but facilities for soup and steamed shellfish would involve some food preparation. The limited nature of the proposal suggests that this function would be ancillary to the primary Drinking Place classification and that the appropriate ancillary classification is Specialty Eating Place. To help reduce impacts on the community, the applicants have suggested a willingness to reduce late hours of operation to 11:00 p.m. (Sunday through Thursday).

Arguments supporting denial of this permit include the following:

1. No food is currently sold and adding food sales would violate Standard No. 9. This use was not one of the fifteen food uses identified in the recent ordinance amending Measure-H.
2. Once this proposal is implemented, food use will become established at this location. If successful, it is likely that future requests will be filed to expand food sales. Eventually, it will become another full restaurant. This is contrary to the intent of the General Plan and the zoning ordinance.
3. The General Plan encourages a reduction in the number of bars. Changes to existing bars should not be allowed if they would extend the life of the use. If this existing bar remains limited in scope its lack of success may ultimately result in its replacement by a conforming use. This would directly implement Policy P1-21 of the General Plan.

#### VI. RECOMMENDATION

Staff recognizes sound arguments on both sides of this issue. However, the community impacts of a bar are typically greater than those of a food use and any action that the City can take to dilute these impacts appears to offer the greater benefit. Staff recommends that the Commission grant the use permit and allow limited food sales along with a reduction in hours of operation to midnight - Sunday through Thursday. Staff also recommends preparation of an ordinance amending the Municipal Code to recognize that there are sixteen (16) food uses operating on Ocean Avenue rather than the fifteen (15) specified in Ordinance No. 93-26. If the Commission concurs with this recommendation staff will prepare Findings and Conditions for adoption on 27 October 1993.

A.W. SHUCKS--COCKTAIL AND OYSTER BAR  
(McFly's)

As purchasers-in contract of McFly's bar at Ocean and San Carlos, we feel the needs of the community (and, of course, ourselves as business operators) would be better served by the introduction of light food as a support function to the bar. While the bar has been in operation for many years, it has shown a marked drop in revenues during the last decade and a further pronounced downward trend since 1989. We believe this reflects not only recessionary factors but more significantly points out the nationwide move away from "drinking bars" in general. Health concerns, drunk driving consequences, law enforcement priorities and a leaning toward moderation have all helped shape the move away from "liquor only" bars.

It is likely the clientele of Ocean Avenue will be better served and with less "bad element" impacts to the neighborhood community if a supplementary food service is added to the existing bar. This service will attract a broader and more desirable customer array for both the tourist pedestrian and Carmel local.

Our concept, then, is to:

- 1) Redecorate the bar with a more open, light, upscale motif including new lighting, wall treatments and furniture--while keeping the attractive back bar in place.
- 2) Add a small "oyster bar" counter at the end of the existing bar. This visual but simple addition will serve a limited array of salads, soup and shellfish, requiring minor preparation and will omit the need for any major cooking equipment. Simple, quick, but quality oriented will be the aim of our menu (now being prepared in draft form).

We are looking forward to this venture as we have had previous success with this concept and believe it offers a viable business opportunity with virtually no negative consequences resulting in a small but worthwhile compliment to Ocean Avenue and Carmel--especially given the current use at McFly's.

Yours,

PAUL ELLIOTT

MURRAY WEAVER



CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DENIAL

UP 93-45

Murray Weaver/Paul Elliot  
S/s Ocean bet. San Carlos and Dolores  
Block 76, Lots 3 and 4

27 October 1993

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CONSIDERATION: Applicant requests a use permit to authorize the addition of the sale of food to an existing drinking establishment located in the Central Commercial (CC) Land Use District.

FINDINGS OF FACT:

1. The existing drinking place (SIC 5813), known currently as Maxwell McFly's, is a long-established use on the property. This use is nonconforming due to lack of a use permit.
2. The existing use is classified as a drinking place and has no ancillary uses. There is no kitchen on site and no food is prepared or served on the premises.
3. The Municipal Code regulates land uses through zoning standards established in Title 17. There are separate standards for eating places (SIC 5812) and for drinking places (SIC 5813).
4. The proposed change of use for which a use permit was requested was to add an oyster bar and to allow the sale of soups, salads and shellfish as an ancillary use.
5. In conformance with Section 17.06.034.E of the Municipal Code, ancillary uses may be authorized only when such uses are allowed as primary uses within the applicable zoning district. The standards for approval of a primary use also must be met when adding an ancillary use.

FINDINGS FOR DECISION (17.06.030)

1. The addition of food sales within the drinking place would add SIC 5812 (eating place) as an ancillary use.
2. Standard #9 for approval of eating places requires that "the use would not increase the number of food stores or eating places within structures facing Ocean Avenue." This requirement was established as an implementation measure of Objective O1-6 of the General Plan.

"01-6 Protect and enhance the balanced mix of uses in the central business area, particularly along Ocean Avenue to ensure a high quality, pedestrian oriented commercial environment providing a wide variety of goods and services to local residents."

3. The existing use is not a food use within the meaning of Standard #9 for eating places.
4. Approval of the requested permit would add a new food use in a structure facing Ocean Avenue in direct violation of Standards #9 in the Municipal Code.
5. Approval of the permit would be contrary to the intent of the General Plan.

DECISION: Deny the use permit.

CITY OF CARMEL-BY-THE-SEA

Land Use Committee Report

B.A. 84-52  
USE PERMIT

Don Turner (Red Lion)  
E/s San Carlos between Ocean & 7th  
Block 77, lots 16 & 18

September 7, 1984

Committee Members

Eugene Hammond  
John Logan  
Arthur Mertens

*Approved*

*Res. 84-47*

*Carmel Square*

*Sobo's  
1993*

CONSIDERATION: Applicant requests a use permit for an existing bar and restaurant located in the CC Land Use District.

FINDINGS:

1. That the restaurant and bar known as The Red Lion Tavern is an existing establishment and has been in continuous operation for over ten years.
2. That the use was legally established prior to the need for a use permit.
3. That the owners have requested a building permit to construct a bathroom facility and that prior to issuance of the building permit a use permit is required under Section 1315.3(a) of the Carmel Municipal Code.
4. That the appropriate review of this request is made under Sections 1308.2.1(b), 1308.2.3 and 1308.1 of the Carmel Municipal Code.
5. That the use has maintained compliance with the General Development Regulations as set forth in Sections 1304.1.1(a), (c), (d), (e), (i) and (j) of the Carmel Municipal Code.
6. That the use does not generate odors, fumes, dust, light, glare, radiation or refuse that is injurious to surrounding uses or to the Central Commercial Land Use District.
7. That the use does not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
8. That the traffic noise contributed by the use was part of the total noise measured in a 1981 survey and that the measured noise contour of 60 CNEL is within the normally acceptable range identified in the General Plan.
9. That the use does not make excessive demands on the provision of public services including water supply, sewer capacity, energy supplies, communication facilities, police protection and fire protection.
10. That the use is located within a space providing two exits from

the public area and one additional exit from the kitchen area, whereas the Building Official has determined that only one exit is required and that the operation therefore provides more than adequate ingress and egress.

11. That the tavern has long been established as an eating and drinking place for local residents and that granting the use permit is not in conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and non-local populations.
12. That the use is compatible with surrounding land uses and not in conflict with the purposes of the Central Commercial Land Use District.
13. That the use is not in conflict with the City's General Plan nor the Local Coastal Plan.
14. That the use is not injurious to public health, safety or welfare.
15. That granting the use permit would not increase the number of bars or restaurants within the City and would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan or the City's Local Coastal Plan.
16. That the use is located in the CC Land Use District and that on-site parking is neither permitted nor provided.
17. That the traffic load on surrounding streets would not be increased by approval of the use permit.
18. That the use is primarily classified as a drinking place (SIC 5813) and secondarily classified as an eating place (SIC 5812).
19. That Section 1308.2.1(b) requires a statement of all existing non-conformities on the face of this permit and that these non-conformities are as follows:
  - a. The use is located within 200 feet of another use providing off-sale alcoholic beverages.
  - b. There are no restrooms on-site, but upon approval of this use permit, the applicant shall be required to construct a restroom facility, thereby decreasing this non-conformity.
  - c. The maximum seating capacity has not been posted on the premises.
20. That there is an adequate area on the site behind the kitchen for the closed storage of trash and garbage and that the area can be cleaned and the refuse removed without creating a public nuisance on the sidewalks or other public ways.

21. That the business is not primarily classified as a drive-in, formula, or take-out food establishment.
22. That non-conformities of the use will not be increased by the granting of the permit.
23. That the total number of seating places has been established as forty seats in the dining area and eleven seats at the bar and nine spaces at the stand up bar and that the total number of seats will not be increased upon granting of the permit.
24. That the use is located in one of the blocks numbered 70 through 77 inclusive, as shown on the map of Carmel-by-the-Sea.
25. That by granting the permit, the total number of bars within the City would not be increased.
26. That any violation of this use permit or change in finding contained herein shall be the basis for review of the entire use permit and action to revoke the use permit.

RECOMMENDATION: That the use permit be granted subject to the following conditions:

1. The use shall maintain its operation in its present configuration as both a bar and a restaurant.
2. The hours of bar operation shall not exceed the existing hours of 11:00 a.m. to 2:00 a.m.
3. The hours of food service shall not be extended beyond the existing hours of 11:00 a.m. to 11:00 p.m.
4. A restroom facility using low water-use fixtures shall be constructed to reduce existing non-conformities on the site.
5. Upon construction of the restroom, the owner shall post a statement of maximum occupancy within the establishment as determined by the City Building Official.
6. All trash and garbage shall be disposed of in metal containers with tight fitting lids which shall be maintained in a clean and sanitary condition.
7. Any food sold for consumption off the premises shall be placed in covered containers.
8. No change in the nature of the use as defined in Section 1351.16.2 of the Carmel Municipal Code, including increases in seating capacity, floor area or hours of operation, shall be permitted except through approval of a new use permit.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

STAFF REPORT

TO: CHAIRMAN WHITAKER AND PLANNING COMMISSIONERS

FROM: MARY BILSE, ASSISTANT PLANNER

DATE: 10 SEPTEMBER 1997

SUBJECT: UP 97-22/DON BOWEN (VILLAGE PUB)  
E/S SAN CARLOS BETWEEN OCEAN AND 7TH  
BLOCK 77, LOT 16

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I. SUMMARY RECOMMENDATION

Staff recommends approval of the use permit with the attached Findings for Decision and special conditions:

1. The restaurant shall be limited to 54 seats, twelve (12) of which may be located outside and ten (10) of which may be at a bar.
2. Approval of this permit authorizes the establishment of a full-line restaurant selling a full line of prepared food and drinks using nondisposable plates, glasses and utensils for immediate consumption on the site.
3. The applicant shall replace the three 42" tables with standard height (28") dining tables.

II. INTRODUCTION

Village Pub will be located on the east side of San Carlos between Ocean and Seventh where Creme Carmel Cafe was located. The restaurant proposes to serve hamburgers, sandwiches, salads, steaks, etc (see attached menu). Customers will be provided with individual menus while seated at the tables. The business will include a bar which provides ten (10) seats, less than 20% of the total number of seats (54). The restaurant is proposed to be open from 8 a.m. to 12 a.m. seven days per week.

### III. STAFF REVIEW

Municipal Code Section 17.06.036 establishes that all new restaurants are required to obtain a use permit. The purpose of applying for a use permit for a new restaurant is to either approve a permit for a business that complies with the standards for a full line restaurant or to deny the permit and establish the nature of the business, the number of seats and note any nonconformities.

The new restaurant appears to comply with the standards contained in the Municipal Code related to new full-line restaurants (such as selling prepared food and drinks using non-disposable dishes, providing table service, etc.) and is operated similar to the previous business (Creme Carmel Cafe). The only difference is that three 42" high tables have been installed which do not appear to be for dining, but rather appear to be bar tables. Upon staff inspection of the site, table settings were provided on all of the dining tables except the three 42" high tables which led staff to arrive at the opinion that these tables are bar tables.

Since Creme Carmel Cafe did not have more than ten bar seats, and the Municipal Code does not allow more than ten seats representing twenty percent of the total number of seats, staff recommends that these three tables be replaced with standard height (28") dining tables. Alternatively, the Planning Commission could determine that the 42" high tables could be used for dining and allow the seating to remain as proposed by the applicant.

### IV. STAFF RECOMMENDATION

Staff recommends approval of the use permit with the attached Findings for Decision and special conditions:

1. The restaurant shall be limited to 54 seats, twelve (12) of which may be located outside and ten (10) of which may be at a bar.
2. Approval of this permit authorizes the establishment of a full-line restaurant selling a full line of prepared food and drinks using nondisposable plates, glasses and utensils for immediate consumption on the site.
3. The applicant shall replace the three 42" tables with standard height (28") dining tables.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

UP 97-22

Don Bowen (Village Pub)

E/s San Carlos between Ocean and 7th

Block 77 Lot 16

10 September 1997

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CONSIDERATION: Applicant requests a use permit for a new full-line restaurant in the Central Commercial (CC) District.

FINDINGS OF FACT:

1. That the applicant submitted a request for a use permit on 3 July 1997 to establish a new full-line restaurant in the Central Commercial (CC) Land Use District. This request was triggered by a change in ownership of a restaurant known as Village Pub. The project site is located on the east side of San Carlos between Ocean and Seventh Avenues.
2. That the applicant has submitted plans indicating a seating capacity of fifty-four (54) customers, 42 inside and twelve (12) outside which were previously approved for the prior establishment.
3. That the applicant proposes to provide a pub menu including hamburgers, sandwiches, salads, steaks, etc. Customers will be provided with menus while seated at the tables.

FINDINGS FOR DECISION:

1. That as a restaurant, the proposed use would not generate offensive odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the district. The business will include a bar which is limited to 20% (ten seats) of the total number of seats (54). That all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served except for the first hour and the last hour of each business day. Alcoholic beverages are subordinate to the primary classification of a restaurant.

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses. That the restaurant is not located within 300 feet of the R-1 Land Use District. The restaurant is to be open from 8 a.m. to 12 a.m. seven days per week. Adequate facilities are provided on the site for the closed storage of trash and garbage. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways.
3. That there are no increases in vehicle-generating activities associated with the restaurant and the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the proposed use would not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection. The applicant has submitted plans indicating that there is one public restroom for both men and women within the business premises.
5. That there will be one entry at the front of the restaurant and one entry from the back of the restaurant providing adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and non-local populations. That the proposed use replaces an existing restaurant that has operated in the community for several years.
7. That as conditioned, the proposed use would be compatible with other surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan, nor the Local Coastal Plan. That the proposed use would not be injurious to public health, safety or welfare. Seating is required to meet all local and state building and fire codes. All changes will require a building permit.

9. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City, or would be in conflict with the General Plan nor the City's Local Coastal Plan. This use replaces another full-line restaurant that has existed on this site for several years.
10. That since the floor space is not being expanded, the applicant is not required to provide additional off street parking as required in Municipal Code Section 17.34.020.
11. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.
12. That food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house brand labeled food store goods such as vinegars, oils and salad dressings shall be prepackaged and sealed.
13. That the display of non-food merchandise is prohibited.
14. That the use is not a formula food establishment required by contractual or other arrangements to offer standardized menus, ingredients, food preparation, employee uniforms, interior decor, signage or exterior design. The use does not adopt a name, appearance or food presentation format which causes it to be substantially identical to another restaurant regardless of ownership or location.
15. The use is not a fast food establishment where food is pre-made and wrapped before customers place orders or served with disposable tableware. Food will not be ordered from a wall mounted menu at a service counter while customers are standing. Payment will not be made by customers before food is consumed. The restaurant does not contain a service counter.
16. That the business does not prepare food which is ready to eat, prepared snack foods or full meals for immediate consumption off the site while patrons are walking or standing in the public right-of-way or are seated in vehicles.

DECISION: The use permit is approved with the following special conditions and standard conditions:

UP 97-22/Don Bowen (Village Pub)  
Findings for Decision  
10 September 1997  
Page Four

**SPECIAL CONDITIONS:**

1. The restaurant shall be limited to 54 seats, twelve (12) of which may be located outside and ten (10) of which may be at a bar.
2. Approval of this permit authorizes the establishment of a full-line restaurant selling a full line of prepared food and drinks using nondisposable plates, glasses and utensils for immediate consumption on the site.
3. The applicant shall replace the three 42" tables with standard height (28") dining tables.

Standard Conditions:

1. The use shall be conducted in a manner consistent with the presentations and statements submitted in the application and at the public hearing, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new use permit by the Planning Commission.
2. All water fixtures within the premises in which the use is located shall be retrofitted with water conservation hardware and shall be inspected for conformance with the standards contained in Section 15.28.020 of the Municipal code prior to establishment of the use.
3. Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water use as compared to the previous use, this use permit will be scheduled for reconsideration and the appropriate findings will be prepared for review and adoption by the Planning Commission.
4. The use authorized by this use permit must be established within six months from the date of the Planning Commission approval. The Commission may authorize an extension of an additional six months without a new public hearing. Failure to establish the use shall render this permit null and void and without effect.
5. This use permit shall become void and of no further force or effect upon termination or discontinuance of the use for any period of time exceeding six months.

UP 97-22/Don Bowen (Village Pub)  
Findings for Decision  
10 September 1997  
Page Five

Abandonment or replacement of the existing business use shall terminate this use permit and authorization to display merchandise outside the business.

6. Violations of the terms of this use permit or other ordinances of the City may constitute grounds for revocation of this use permit by the Planning Commission.
7. Upon termination or revocation of this use permit for any reason, the use shall immediately cease and shall not be re-established without issuance of a new use permit.
8. Trash and garbage and containers for recycling materials shall be stored in metal containers on private property, screened from public view and disposed of in the manner established in Chapter 16, Title 8 of the Municipal Code.

**BUSINESS LICENSE APPROVAL**

BUSINESS NAME: Jack London’s

BUSINESS OWNER: Paul Owen & Kevin Kosick

PROPERTY OWNER: Boutonnet George Edward Trust

BLOCK: 55 LOT: 16

LOCATION: W/s Dolores bet. 5<sup>th</sup> & 6<sup>th</sup>

DATE OF ACTION: 23 October 2009

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**APPROVAL AND CONDITIONS:**

This business license authorizes use of an approximately 4,000 square foot, ground floor space by a commercial business offering the following goods and services:

1. Primary Use: This use is classified as a Full-Service Restaurant (NAICS 722110): Engaged in providing food services to patrons for on-site consumption.
2. Ancillary Uses: The sale of alcoholic beverages is permitted, but shall be subordinate to the primary use.
3. Other goods or services not directly related to the authorizations listed in condition #1 are prohibited.
4. Operation of the restaurant is permitted under Use Permit UP 01-01 and is subject to the following conditions:
  - a. The business is permitted to have 112 seats, including 96 indoor seats (33 bar seats), and 16 outdoor seats. This limit is a maximum and may be reduced by the Building Official as needed to meet safety standards depending on the floor plan and seat layout. Any changes to the seating plan shall require approval by the Department of Community Planning and Building
  - b. The restaurant’s hours shall be limited from 8:00 a.m. to 2:00 a.m. seven (7) days per week. Use of the outdoor seating is permitted between the hours of 8:00 a.m. to 8:00 p.m. seven (7) days per week.
  - c. At no time shall the use exhibit any of the characteristics of a fast-food establishment where food is pre-made and wrapped before customers place orders and/or served with disposable tableware.
  - d. At no time shall the use exhibit the characteristics of a formula food establishment required by contractual or other arrangements to offer standardized menus,

ingredients, food preparation, employee uniforms, interior décor, signage or exterior design. The use shall not adopt a name, appearance, or food presentation format that causes it to be substantially identical to another restaurant regardless of ownership or location.

- e. Complaints of excessive noise, lighting and other nuisances from the restaurant that disturbs nearby residences (on or off site), shall be cause for review of the permit by the Planning Commission.
5. All modifications made to the exterior of the building, including but not limited to paint, window treatments, awnings, paving and landscaping, shall first require written approval by the Department of Community Planning and Building. No notice-attracting features, such as banners, balloons, streamers, lights, additional signs, or flags shall be installed without written approval from the City.
6. This license approval shall become effective after the required 10 business-day appeal period has run, ending on 6 November 2009.
7. Any violation of the conditions of this business license approval, or of any ordinance in the Carmel Municipal Code, shall be cause for the City to revoke the license and/or the Use Permit.

**BUSINESS LICENSE APPROVAL**

BUSINESS NAME: Brophy’s

BUSINESS OWNER: Daniel & Rosemary Reimer

PROPERTY OWNER: Tracy Enterprises

BLOCK: 35 LOT: 10

LOCATION: NE Corner of San Carlos & 4<sup>th</sup>

DATE OF ACTION: 21 September 2010

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**APPROVAL AND CONDITIONS:**

This business license authorizes use of a 2,200 square foot ground floor space by a commercial business offering the following goods and services:

1. Primary Use: This use is classified as a Full-Line Restaurant (NAICS 722110). Approval of this permit authorizes the establishment of a full-line restaurant Engaged in providing food services to patrons for on-site consumption.
2. Ancillary Use: The sale of alcoholic beverages is permitted, but shall be subordinate to the primary use. The restaurant shall be open and provide service at all times while the bar is in use.
3. The subject restaurant is a non-conforming use located in the Residential and Limited Commercial District (RC) and is permitted as a continuation of a previous use. The following regulations apply to the operation of this business.
  - a. The restaurant is permitted a maximum of 49 seats. A maximum of 10 seats (20%) may be located at the bar or in a separate bar room. None of these seats shall be located outside the building. This limit is a maximum and may be reduced by the Building Official as needed to meet safety standards depending on the floor plan and seat layout. Any changes to the seating plan shall require approval by the Building Official.
  - b. The restaurant’s public hours shall be limited to 8:00 a.m. to 11:00 p.m. seven days per week.
  - c. At no time shall the use exhibit the characteristics of a formula food establishment required by contractual or other arrangements to offer standardized menus, ingredients, food preparation, employee uniforms, interior décor, signage or exterior design. The use shall not adopt a name, appearance, or food presentation format that causes it to be substantially identical to another restaurant regardless of ownership or location.

- d. At no time shall the use be operated as a take-out food establishment serving ready-to-eat, prepared snack foods and /or full meals for immediate consumption off the site while patrons are walking or standing in the public right of way or are seated in vehicles. All food sold for off-site consumption shall be placed in covered containers.
  - e. Complaints of excessive noise, lighting and other nuisances from the restaurant that disturbs nearby residences (on or off site), shall be cause for review and amendment of the permit.
4. All modifications made to the exterior of the building, including but not limited to paint, window treatments, awnings, paving and landscaping, shall first require written approval by the Department of Community Planning and Building. No notice-attracting features, such as banners, balloons, streamers, lights, additional signs, or flags shall be installed without written approval from the City.
  5. Any violation of the conditions of this business license approval, or of any ordinance in the Carmel Municipal Code, shall be cause for the City to revoke the license and/or the Use Permit.



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

September 23, 2015

**To:** Chair Goodhue and Planning Commissioners

**From:** Marc Wiener, Acting Community Planning and Building Director

**Subject:** Consideration of a Use Permit Amendment (UP 15-286) application to extend the hours of operation for an existing restaurant/bar located in the Central Commercial (CC) Zoning District

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**Recommendation:**

Approve Use Permit (UP 15-286) subject to the attached findings and conditions

<b>Application:</b>	UP 15-286	<b>APN:</b>	010-141-005
<b>Location:</b>	San Carlos 2 NE of 7 <sup>th</sup> Ave. (Carmel Square Courtyard)		
<b>Block:</b>	77	<b>Lot:</b>	16
<b>Applicant:</b>	Gabriel Georis (Barmel)	<b>Property Owner:</b>	Johanna White

**Background and Project Description:**

The project site is a commercial space at the rear of the San Carlos Courtyard, which is located on San Carlos Street two northeast of Seventh Avenue. The space is occupied by a restaurant/bar named Barmel, which is owned and operated by Mr. Gabriel Georis. A restaurant/bar has been at this location for over 40 years and has operated under various use permits. In 1984 the Red Lion restaurant/bar was issued Use Permit B.A. 84-52, which permitted hours of operation from 11:00 a.m. to 2:00 a.m. In 1997 the City issued Use Permit UP 97-22 for the Village Pub restaurant, which permitted hours of operation from 8:00 a.m. to 12:00 a.m. Barmel currently operates under Use Permit UP 97-22.

Mr. Georis is requesting to amend the existing Use Permit in order to extend the hours of operation from 12:00 a.m. to 2:00 a.m., as indicated in the letter included as Attachment C. Staff notes that Barmel currently has a Live Music Permit (UP 14-04), which allows non-acoustic live music between the hours of 5:00 p.m. to 9:00 p.m. on Thursday, Friday, and Saturday only. Barmel

was originally permitted to have amplified music, but the permit conditions were amended by the Planning Commission due to concerns raised regarding noise.

**Staff analysis:**

**Hours of Operation:** The applicant, Mr. Georis, has submitted a letter requesting to extend the hours of operation from 12:00 a.m. to 2:00 a.m. In the letter, Mr. Georis states that he has invested in improving the site and that he employs a professional staff to help manage activities. Mr. Georis also notes that he has been working with the Police Department over the past year and has a positive track record. Chief Calhoun has indicated that the Police Department does occasionally respond to service calls at the site, but that there are no significant issues and that Mr. Georis has been responsive.

Staff supports the request to extend the hours, primarily do the location of the site, which is surrounded by non-residential uses. A map depicting the surrounding land uses is included at Attachment D. Staff also supports the request based on Barmel's track record with the Police Department. A condition has been drafted requiring that an update on Use Permit (UP 15-286) be provided to the Planning Commission within six months from the date of approval. The condition also requires that the Use Permit be reviewed by the Planning Commission if it is determined by Community Planning and Building Department or the Police Department that the extended hours is having a negative impact on the surrounding neighborhood.

**Drinking Places:** Staff has determined that Barmel is one of the City's three permitted drinking places, which is addressed in a separate discussion item on this agenda. The draft findings and authorization for this Use Permit (UP 15-286) identify that the business is primarily a drinking place. The North American Industrial Classification System (NAICS) code for a drinking place is 722410. The NAICS definition states that: *"This industry comprises establishments known as bars, taverns, nightclubs, or drinking places primarily engaged in preparing and serving alcoholic beverages for immediate consumption."*

Staff notes that the decision regarding the hours of operation is independent of the determination that Barmel is one of the City's three permitted drinking places. The Planning Commission may revise the findings and conditions if it determines that Barmel is not one of the three drinking places and that its primary use is a restaurant.

***Alternatives: The following alternative actions are presented for Commission consideration:***

1. Approve the request as submitted
2. Approve the request with revisions. If the required revisions are substantial, the Commission may wish to continue this item to allow the applicant to respond to Commission direction
3. Deny the application

***Environmental Review:*** The application qualifies for a Class 3 Categorical Exemption from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the State CEQA Guidelines. Class 3 exemptions include projects involving limited new construction projects and conversion of small structures. The proposal to extend the hours of operation at an existing drinking place does not present any unusual circumstances that would result in a potentially significant environmental impact.

**ATTACHMENTS:**

- Attachment A – Findings for Approval
- Attachment B – Conditions of Approval
- Attachment C – Applicant Letter
- Attachment D – Surrounding Uses Map

**Attachment A – Findings for Decision**

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

UP 15-286

Gabriel Georis (Barmel)

San Carlos 2 NE of 7<sup>th</sup> Ave. (Carmel Square Courtyard)

Block: 77 Lot: 16

APN: 010-141-005

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**CONSIDERATION:**

Consideration of a Use Permit Amendment (UP 15-286) application to extend the hours of operation for an existing restaurant/bar located in the Central Commercial (CC) Zoning District

**FINDINGS OF FACT:**

1. The project site (Barmel) is located on San Carlos Street, two northeast of Seventh Avenue, at the rear of the San Carlos Courtyard, in the Central Commercial (CC) Zoning District.
2. On August 11, 2015, the applicant, Mr. Gabriel Georis, submitted a Use Permit application requesting to modify the hours of operation from 11:00 a.m. to 12:00 a.m. to 11:00 a.m. to 2:00 a.m.
3. Staff has determined that Barmel is one of the City's three permitted drinking places. The primary use of the business is a drinking place (NAICS 722410) with an ancillary use of food service.
4. Carmel Municipal Code Section 17.14 Schedule II-B establishes that drinking places are a conditionally permitted use and are subject to Planning Commission approval. This Use Permit (UP 15-286) supersedes all previous use permits at this location.
5. The application is exempt from the requirements of the California Environmental Quality Act (Class 3 – New Construction or Conversion of Small Structures).

**FINDINGS FOR DECISION:**

1. The proposed use, as conditioned, is not in conflict with the General Plan.
2. The proposed use, as conditioned, will comply with all zoning standards applicable to the use and zoning district.

3. The granting of the Use Permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan.
4. The proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. The proposed use will not be injurious to public health, safety or welfare.
6. The proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located.
7. The site is primarily surrounded by non-residential uses and the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

## Attachment B – Conditions of Approval

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

CONDITIONS OF APPROVAL

UP 15-286

Gabriel Georis (Barmel)

San Carlos 2 NE of 7<sup>th</sup> Ave. (Carmel Square Courtyard)

Block: 77 Lot: 16

APN: 010-141-005

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### PROJECT DESCRIPTION:

Consideration of a Use Permit Amendment (UP 15-286) application to extend the hours of operation for an existing restaurant/bar located in the Central Commercial (CC) Zoning District

### AUTHORIZATION:

1. This Use Permit authorizes the use of the subject space as a drinking place (NAICS 722410) as defined by CMC 17.68.050. The ancillary use is defined as a restaurant (NAICS 722110). This Use Permit (UP 15-286) supersedes the current Use Permit (UP 97-22).
2. The allowed hours of operation are from 11:00 a.m. to 2:00 a.m. daily.
3. This establishment shall be limited to 44 interior seats. This limit is a maximum and may be reduced by the Building Official to meet the State Uniform Building and Fire Codes. The Use Permit (UP 15-286) shall be amended by the Planning Commission if the Building Official determines that the number of seats must be reduced.
4. The applicant shall obtain all necessary permits from the State Alcohol and Beverage Control (ABC) department.

### SPECIAL CONDITIONS:

5. An update on this Use Permit (UP 15-286) shall be provided to the Planning Commission within six from the date of approval. The permit and its conditions of approval shall be reviewed at that time, and revisions to the conditions of approval may be made at that time.
6. This Use Permit shall be reviewed by the Planning Commission if it is determined by Community Planning and Building Department staff or the Police Department that the extended hours are having a negative impact on the surrounding neighborhood.

7. The restaurant shall not operate as a “Drive-in, Formula Food or Fast Food” establishment as defined in CMC Section 17.70.
8. Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served except for the first hour and the last hour of each business day.
9. Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrapping.
10. Customers shall be provided with individual menus while seated at a table or counter.
11. The sale of nonfood merchandise that is directly related to the use may be allowed when determined to be incidental to the primary use. The display of nonfood merchandise is prohibited.
12. Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.
13. At least one restroom shall be available for use by both sexes within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location and accessibility standards, and shall be available for use by both the employees and patrons of the business.
14. Maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises. This limit is a maximum and may be reduced by the Building Official to meet the State Uniform Building and Fire Codes.
15. Except as provided in CMC Sections 8.68.070 and 8.68.080, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene foam food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers or otherwise use in its business any CFC-processed food packaging or polystyrene foam food packaging. The restaurant shall comply with all other requirements in CMC Section 8.68.

16. The use shall be conducted in a manner consistent with the presentations and statements submitted in the application and at the public hearing, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new Use Permit by the City.
17. Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.
18. Approval of this application does not permit an increase in water use on the project site. Should the Monterey Peninsula Water Management District determine that the use would result in an increase in water use as compared to the previous use, this Use Permit will be scheduled for re-consideration.
19. A summary sheet of basic Use Permit requirements (allowed days, allowed hours, special mitigations) shall be posted on the premises or shall be available upon request by any enforcement officer of the City.
20. The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.

**\*Acknowledgement and acceptance of conditions of approval.**

_____	_____	_____
Business Owner Signature	Printed Name	Date
_____	_____	_____
Property Owner Signature	Printed Name	Date

Dear Planning Commission Chair and Members,

This letter is to accompany the request for change in use permit associated with the bar location in Carmel Square courtyard known today as Barmel.

We are requesting that the hours of operation be restored to their previous hours from 11am – 2am (as the original UP 84-52 shows)

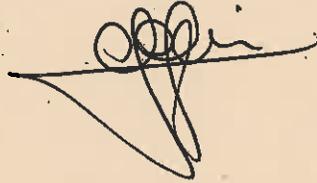
We recognize that there is always some contention about drinking establishments in Carmel and we would like to highlight the following reasons why we believe it is within the character of Carmel, and to the benefit of the residents to allow these hours.

1. It has been a bar for a long time. There is a long standing history with this space as one of the original Carmel bars, going back to Don Turner and the Red Lion Tavern that operated over 20 years.
  - a. The Red Lion as well as subsequent establishments had operating hours until 2am
  - b. The hours were only changed at the request of one of the tenants to the space. There were never any issues or reasons for the hours being reduced to 12, except the business owner requested it.
  - c. When we purchased the bar, we took over an existing operation that had been opening until 2am for at least 6 years prior.
2. There are no better locations in town for a bar. There are no neighbors. It is one of only a few commercial locations in downtown Carmel that has no apartments or residences on the block and hence no one to be disturbed by business activity.
3. We run a tight ship. We have invested in cleaning up and remodeling the bar. We have been successful in completely changing the clientele into mostly local patrons and high end visitors. We have a professional staff that keeps things well under control.
4. We have a track record with the local Police and city administration. There are no issues with the operation of the bar according to Chief Calhoun and Doug Schmitz.
  - a. I have met on several occasions with Chief Calhoun to discuss any potential issues and we work closely with the patrolling officers to make sure everything is handled the way they like.
  - b. When we first took over, the chief was not prepared to give us a positive staff recommendation for these hours because of the problems associated with the previous tenant. He asked us to run the bar for at least a year to establish this track record and we have done so.
5. We are primarily a locals' bar. The majority of our clientele are Carmel residents. We have strong support from the locals for what we do both food and drink wise as well as our live music program.
6. We appeal to all ages. Our customers range from their mid 20s to their late 80s. The majority are local professionals in their 40s and 50s.

7. There will be more revenue for the city's services. We conservatively estimate a loss of revenue of \$250,000 over a one year period by closing at midnight instead of 2am. This has been a significant financial burden on us as it was not expected at the time we purchased the existing business.

Thank you for considering these points as you make your decision.

Cordially,  
Gabriel Georis  
Mundaka Restaurant  
Mundaka Cafe  
Barmel

A handwritten signature in black ink, appearing to read 'Gabriel Georis', written over a horizontal line.



CITY OF CARMEL-BY-THE-SEA

Planning Commission Report

September 23, 2015

**To:** Chair Goodhue and Planning Commissioners

**From:** Marc Wiener, Acting Community Planning and Building Director

**Submitted by:** Brian Roseth, Monterey Bay Planning Services

**Subject:** Public Hearing to Receive Oral Comments on the Draft Environmental Initial Study and Proposed Mitigated Negative Declaration for the Rio Park/Larson Field Shared Use Trail

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**Recommendation:**

Receive oral public comments on the environmental documents. Take no further action at this time.

**Project Background:**

Improving local and regional trails is a key initiative established by the City Council. One of the needs identified is a new pedestrian and bicycle trail connecting Lasuen Drive to Rio Road through the City's Rio Park property and Larson Field. The construction of the trail is a listed and funded Capital Improvement Project.

The City retained Monterey Bay Planning Services (MBPS) to work with the underlying land owners and other stakeholders to establish a proposed route for the trail, as well as to assist with the permitting requirements. MBPS conferred with Community Planning and Building staff and worked with the City Engineer in the development of a proposed route.

In addition to the City's Rio Park property, there are three other properties underlying the proposed trail alignment:

- Larson Field (owned by the Catholic Diocese of Monterey),
- Carmel Area Wastewater District pipeline property (owned by CAWD)
- Mission Ranch tennis court driveway (owned by Homestead Inn, LLC.)

To build the trail, the City will need easements across each of these properties. MBPS has discussed the trail location with each party. An effort has been made to identify and respect all existing uses and operational needs of each property and, as a result, all parties have been generally supportive of the project. Both the Catholic Diocese and the CAWD Board of Directors have given "concept approval" of the trail and the proposed alignment, pending completion of environmental review. Homestead LLC has indicated that it is not opposed to the trail as long as design and liability issues can be worked out. On 7 April 2015, the City Council accepted the draft trail alignment "in concept" and approved a contract with PMC for environmental review services.

### **Environmental Review**

Consistent with the California Environmental Quality Act (CEQA), PMC completed an environmental Initial Study (IS) and concluded that a Mitigated Negative Declaration (MND) was the appropriate document for this project. The draft IS/MND was released to the public on 11 September 2015, opening a 30-day comment period which will end on 11 October 2015 at 4:00 PM. During this period, the public and interested governmental agencies may submit written comments on the adequacy of the environmental analysis. The public hearing scheduled for today's Planning Commission meeting is an opportunity for the public to submit oral comments on the environmental analysis.

The third step in the environmental process is to prepare a final IS/MND for adoption. For all written and oral comments on environmental issues, received during the comment period, PMC and MBPS will prepare a written response. Any errors or confusion identified in the IS/MND will be corrected or clarified through this process. While the responsibility for adopting the MND rests with the City Council, the Planning Commission is an advisory body on all environmental documents. Therefore, the final IS/MND will return to the Planning Commission later this year. At that time the Commission can determine the adequacy of the document and advise the City Council on whether to adopt it.

### **Subsequent Permits**

At the conclusion of the CEQA process, the City Council will adopt environmental documents and authorize continued permit processing for the project. The City's Planning Commission will review a Use Permit and Coastal Development Permit for the portion of the trail that crosses Larson Field. The trail segments located outside City limits will require a Coastal Development

Permit from the County of Monterey. The City also must consult with staff from the California Coastal Commission (CCC), as the proposed trail is in the CCC's appeal jurisdiction. Once all permits are obtained, the final design, any required mitigations, and the easements will return to the City Council for final project approval.

**ATTACHMENTS:**

- Attachment A – Draft Initial Study/Mitigated Negative Declaration
- Attachment B – Appendices

# CITY OF CARMEL-BY-THE-SEA

## RIO PARK/LARSON FIELD PATHWAY PROJECT

DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

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CITY OF CARMEL-BY-THE-SEA

P.O. Box G  
E/S MONTE VERDE BETWEEN OCEAN AND 7<sup>TH</sup>  
CARMEL, CA 93921

*Prepared by:*

**Michael Baker**

INTERNATIONAL

60 GARDEN COURT, SUITE 230  
MONTEREY, CA 93940

**SEPTEMBER 2015**



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**CITY OF CARMEL-BY-THE-SEA**  
**RIO PARK/ LARSON FIELD PATHWAY PROJECT**  
DRAFT INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION

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*Prepared for:*



CITY OF CARMEL-BY-THE-SEA  
P.O. BOX G  
E/S MONTE VERDE BETWEEN OCEAN AND 7TH  
CARMEL, CA 93921

*Prepared by:*

**Michael Baker**

**INTERNATIONAL**

60 GARDEN COURT, SUITE 230  
MONTEREY, CA 93940

**SEPTEMBER 2015**



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## **I. MITIGATED NEGATIVE DECLARATION**

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## Mitigated Negative Declaration

### Lead Agency Name and Address

City of Carmel-by-the-Sea  
P.O. Drawer G  
E/s Monte Verde between Ocean and 7<sup>th</sup>  
Carmel, CA 93921

### Contact Person and Phone Number

Brian Roseth  
Monterey Bay Planning Services  
(530) 273-7154

broseth@ci.carmel.ca.us

### Project Sponsor

City of Carmel-by-the-Sea  
P.O. Drawer G  
E/s Monte Verde between Ocean and 7<sup>th</sup>  
Carmel, CA 93921

### Project Location

The project site is located south of Rio Road between Ladera Drive and Mission Fields Road, in both the City of Carmel-by-the-Sea and unincorporated Monterey County, California. See **Figure 1**.

### Name of Project

**Rio Park/Larson Field Pathway Project**

### Project Description

The proposed pathway is a shared-use path suitable for pedestrian and bicycle travel linking Rio Road to Lasuen Drive. The path intersects Rio Road near the northeast corner of Larson Field; it intersects Lasuen Drive at the Mission Ranch tennis court driveway (see **Figures 2a** and **2b**). The total length of the path is approximately 1,420 feet. Approximately 50 percent of the path alignment would be on what is currently bare dirt or disturbed land characterized by ruderal vegetation. Another 40 percent is turf and used as an active park with ball fields. The remaining portion of the proposed path crosses an area with willows, grasses, and other vegetation. Representative photographs of the project vicinity are shown in **Figure 2c**.

Physical changes to the environment include:

- Removal of some vegetation (non-native ground covers, turf, vines, willows, and a fallen cypress near Rio Road)
- Construction of a small (less than 2 feet high) retaining wall along a portion of the path in Larson Field

## Rio Park/Larsen Field Pathway

- Relocation of the baseball batting cage approximately 160 feet northwest, near the basketball courts
- Minor grading to install base rock and to create smooth transitions
- Construction of the path surface and shoulders
- Painting of crosswalks, with appropriate street signage, near the two path ingress/egress points
- Installation of safety markings and signage on Lasuen Drive and Rio Road to identify and control use of the path
- Installation of a 6-foot-high chain-link fence to separate path users from the Junipero Serra School playground
- Installation of a vehicle barrier separating path users from traffic exiting the Mission Ranch tennis court parking area
- Relocation of a fire hydrant at the Lasuen Drive terminus

The path design is presumed to meet Class I bikeway standards established by the State of California (see **Figure 2d**) over most of its length. This includes an 8-foot-wide surface, paved with asphalt, and bordered on each side by a 2-foot strip of turf, earth, or decomposed granite at the same grade as the paving. All 12 feet of this width must be clear of vegetation to a height of 10 feet above the ground for safe travel.

The City has not yet established the ultimate width and surface treatment for the path. The City's proposed design may deviate from Class I standards in locations where existing, mature cypress or oak trees would have overhanging branches that do not meet the requirement for 10 feet of vertical clearance. The City also has reserved the possibility of constructing a path that is less intensive in design than a Class I bikeway. Such a path could be narrower and might be paved with compacted, decomposed granite (or a similar material) instead of asphalt.

### **Review Period**

September 11, 2015, through 4:00 p.m. on October 12, 2015

### **Comments**

The City welcomes public comment on the project and on the analysis contained in this environmental Initial Study. Any individual, group, or agency wishing to make comments or ask questions related to the proposed project or the environmental analysis may submit them in writing to the City of Carmel-by-the-Sea at the address listed above. The City will consider all comments received by 4:00 p.m. on October 12, 2015. The City also will receive oral comments at a public hearing conducted by the Planning Commission on September 23, 2015.

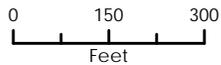
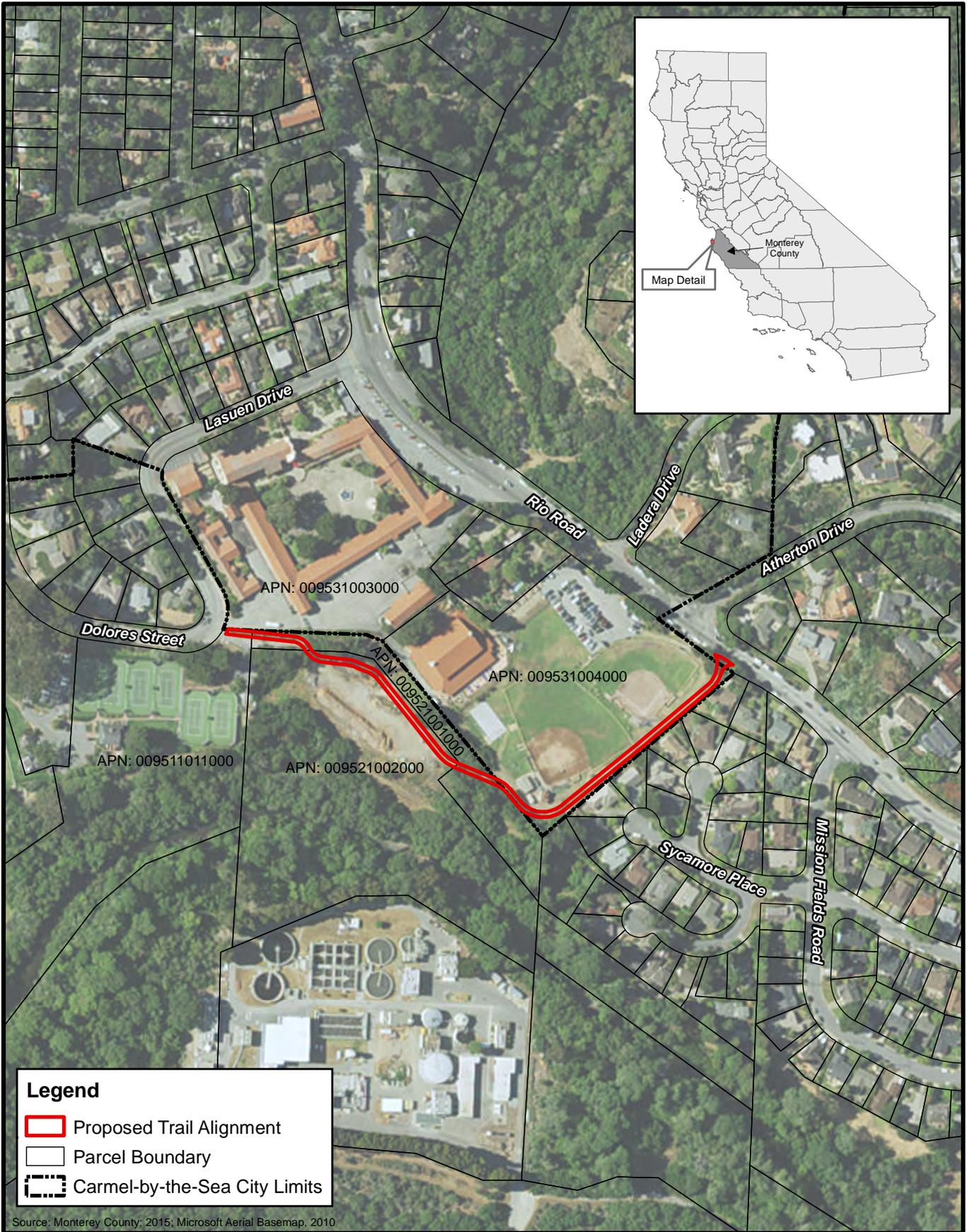
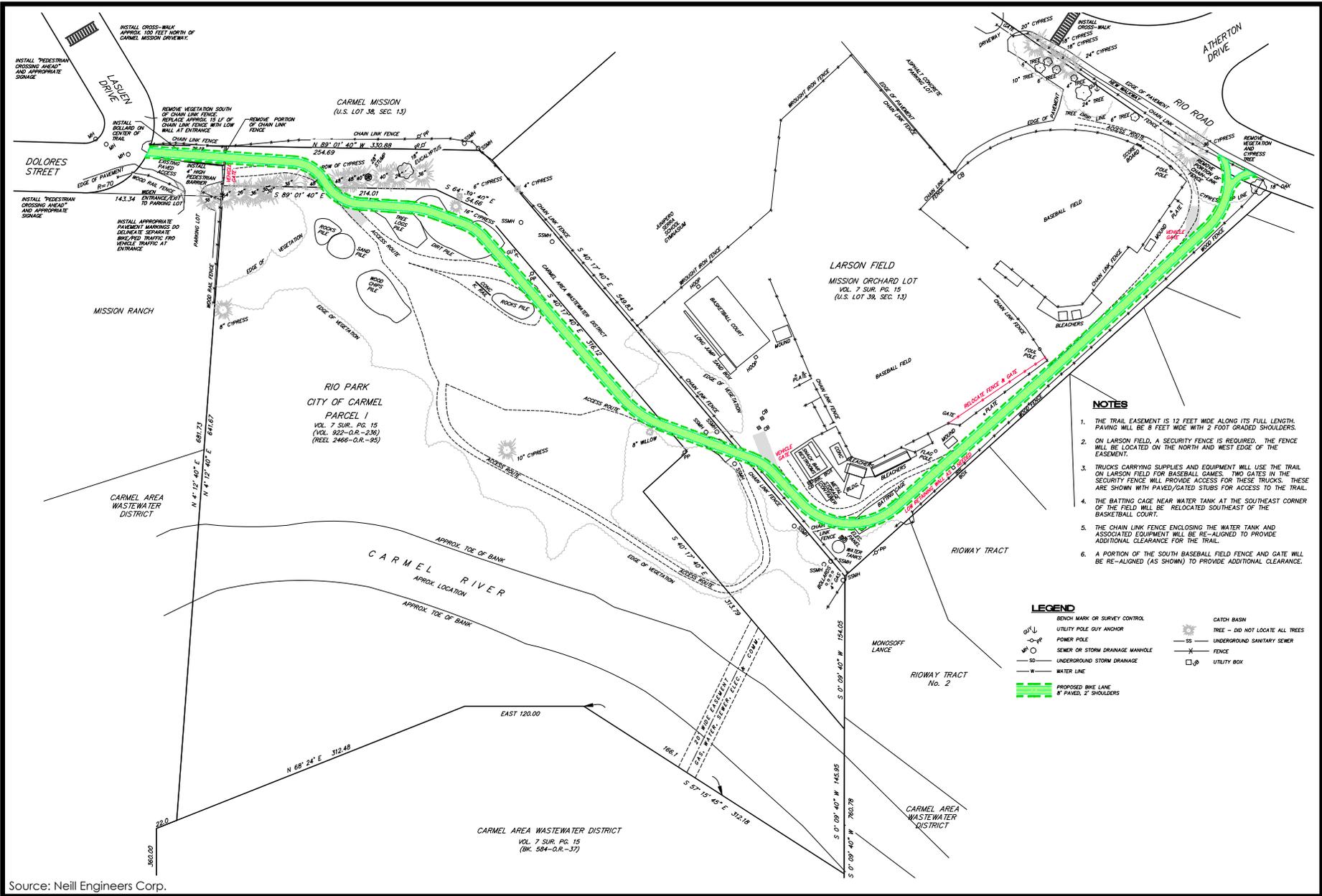


Figure 1  
Regional Vicinity

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Source: Neill Engineers Corp.



**Figure 2a**  
Proposed Pathway Alignment

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Source: City of Carmel-by-the-Sea

Not to scale

**Figure 2b**  
Proposed Pathway Alignment

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Western entrance to project site at Dolores Street and Lasuen Drive



Looking southeast at the line of Monterey cypress trees in the western portion of project area



Looking northwest from south corner of the baseball field

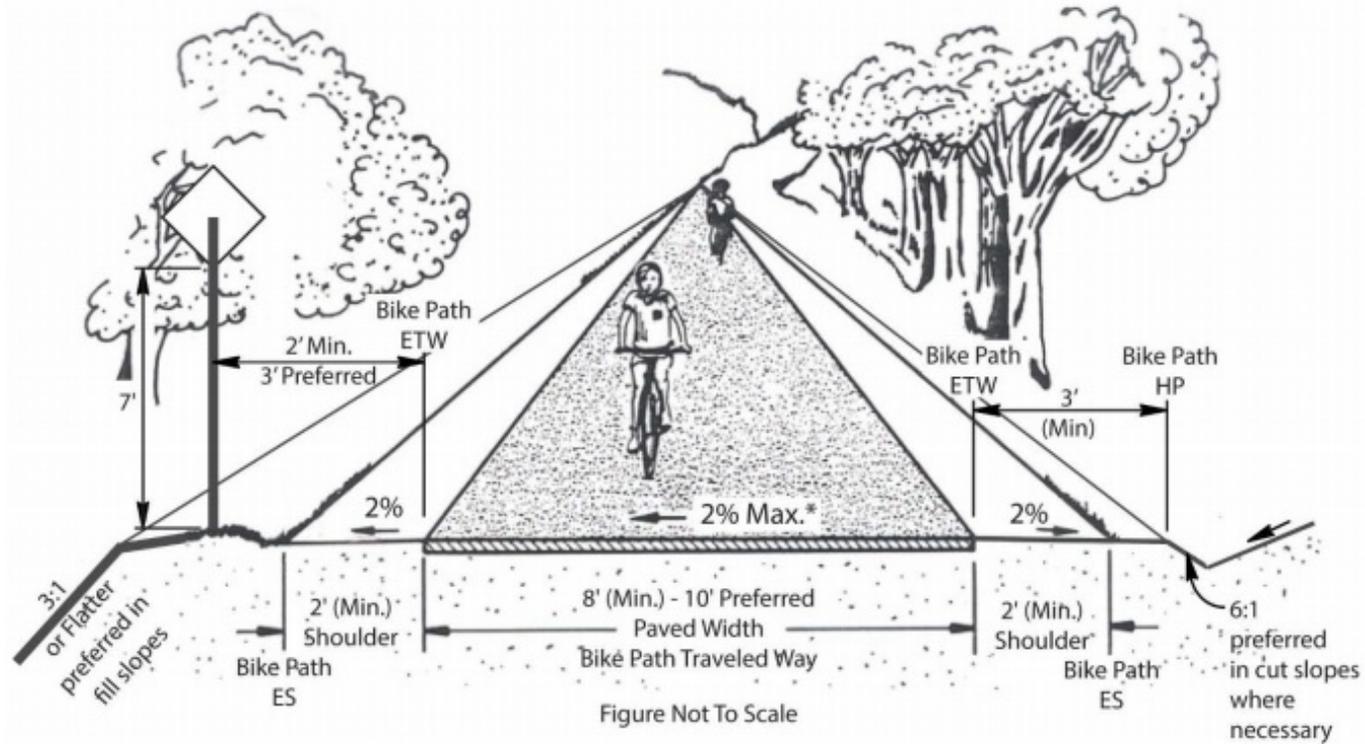


Looking northeast from south corner of field along the fence line east of the baseball field

**Figure 2c**  
Photographs of the Project Vicinity

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### Two-Way Class I Bikeway (Bike Path)



Source: Caltrans 2015

Not To Scale

**Figure 2d**  
Class I Bikeway Standards

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### Findings and Reasons

The Initial Study identified eight potentially significant effects on the environment. However, with mitigation identified in this Initial Study, the proposed project will not have the potential to significantly degrade the environment, will have no significant impact on long-term environmental goals, will have no significant cumulative effect upon the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly.

#### The following reasons will support these findings:

1. Mitigation measures have been identified to reduce potential effects to a less than significant level.
2. The proposed project is consistent with the adopted goals and policies of the City of Carmel General Plan/Coastal Land Use Plan (LUP) and the City of Carmel Municipal Code, as well as the Monterey County Local Coastal Program.
3. City staff independently reviewed the Initial Study, and this Mitigated Negative Declaration reflects the independent judgment of the City of Carmel-by-the-Sea.

### Proposed Mitigation Measures

**Impact: The proposed project could result in adverse effects on candidate, sensitive, or special-status species.**

#### BIO-1

Worker Environmental Awareness Training. The City shall retain a qualified biologist to conduct mandatory contractor/worker awareness training for construction personnel. The awareness training shall be provided to all construction personnel to brief them on the identified location of sensitive biological resources, including how to identify species (visual and auditory) most likely to be present and the need to avoid impacts to biological resources (e.g., plants, wildlife, and jurisdictional waters), and to brief them on the penalties for not complying with biological mitigation requirements. If new construction personnel are added to the project, the contractor shall ensure that they receive the mandatory training before starting work.

Timing/Implementation: Prior to the start of ground disturbance

Monitoring/Enforcement: City of Carmel-by-the-Sea Public Works Department

#### BIO-2

Best Management Practices. The following best management practices shall be implemented during all phases of construction to reduce impacts to special-status species and sensitive habitats:

- a) The disturbance or removal of vegetation shall not exceed the minimum necessary to complete operations and shall occur only within the defined work areas.
- b) A construction best management practices (BMP) plan shall be submitted with construction drawings. Prior to initiation of construction activities, construction BMPs shall be employed on-site to prevent degradation of on- and off-site waters of

the United States. Methods shall include the use of appropriate measures to intercept and capture sediment prior to entering nearby waterways, such as the Carmel River and associated drainages, as well as erosion control measures along the perimeter of all work areas to prevent the displacement of fill material. All BMPs shall be in place prior to initiation of any construction activities and shall remain until construction activities are completed. All erosion control methods shall be maintained until all on-site soils are stabilized.

- c) In order to avoid attracting predators, all trash shall be disposed of in closed containers and removed from the project area at least once a week.
- d) Following construction, disturbed areas shall be restored to pre-construction contours to the maximum extent possible and reseeded with a native species mix.

Timing/Implementation: Prior to, during, and after construction

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

**BIO-3**

Riparian Vegetation Clearing Monitor and Protective Silt-Fencing Installation. The City shall retain a qualified biologist to monitor vegetation clearing activities in the riparian area to protect any special-status species encountered, including Monterey ornate shrew, western pond turtle, and California red-legged frog. In addition, the biological monitor shall supervise the installation of silt fencing between the project impact area and the riparian corridor associated with the Carmel River in order to keep special-status species from entering the work area. The silt fencing shall be kept in place until construction in the vicinity of the riparian area is complete.

Timing/Implementation: During riparian vegetation clearing activities and throughout construction

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

**Impact: The proposed project could result in adverse effects on nesting birds.**

**BIO-4**

Nesting Bird Preconstruction Surveys. If clearing and/or construction activities will occur during the raptor or migratory bird nesting season (February 15–August 15), preconstruction surveys for nesting birds, including northern harrier, peregrine falcon, and yellow warbler, shall be conducted by a qualified biologist within 14 days prior to initiation of construction activities. The qualified biologist shall survey the construction zone and a 500-foot buffer surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season.

If active nest(s) are identified during the preconstruction survey, a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests shall be

established by a qualified biologist. No ground disturbance shall occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.

Timing/Implementation: Prior to vegetation clearing or ground disturbance

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

**Impact: The proposed project could result in adverse effects on special-status mammals.**

**BIO-5**

Special-Status Mammals Preconstruction Survey. The City shall retain a qualified biologist to conduct focused preconstruction surveys in riparian areas within 3 days prior to clearing and/construction for woodrat and shrew nests within the project footprint and a 100-foot buffer. If no woodrat or shrew nests are found, no further action is necessary. If woodrat and/or shrew nests are found, they shall be flagged for avoidance during project-related activities. Nests that cannot be avoided shall be manually deconstructed prior to clearing activities to allow animals to escape harm. If a litter of young is found or suspected, nest material shall be replaced, and the nest left alone for at least 2 weeks before re-checking to verify that young are capable of independent survival before proceeding with nest dismantling.

Timing/Implementation: Prior to vegetation clearing or ground disturbance

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

**Impact: The proposed project could result in adverse effects on riparian communities.**

**BIO-6**

Additions to Path Design. The City shall incorporate the following features in the final project design:

- a) A barrier to provide visual separation between the path and sensitive habitat, such as an open, split rail fence, shall be constructed between the proposed path and the riparian corridor south of the project to discourage trail users from entering environmentally sensitive habitat areas. The approximate location of the barrier is shown on Figure 3.
- b) Trash cans shall be placed at regular intervals along the path in order to reduce the amount of trash and refuse that may result from increased human traffic.
- c) Informative signs identifying native flora and fauna shall be placed along the path educating the public about sensitive biological resources in the area.

Timing/Implementation: Incorporated in project design

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

**BIO-7**

No Net Loss of Riparian Habitat. For every acre of riparian habitat permanently affected by the proposed project, the City shall replace the affected acreage at a minimum of a 2:1 ratio. Impacts shall be offset through restoration within and/or adjacent to the project area.

Timing/Implementation: Following construction activities

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

**Impact: The proposed project could result in adverse effects on jurisdictional waters.**

**BIO-8**

No Net Loss of Waters. For every acre of drainage ditch affected by the proposed project, the City shall replace the affected acreage at a minimum of a 1:1 ratio. Impacts shall be offset through the restoration and/or relocation of drainages within the project area.

Timing/Implementation: Following construction activities

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

**Impact: The proposed project could result in adverse effects on unknown archeological remains during project construction.**

**CULT-1**

During construction for all ground-disturbing activities, a qualified archaeologist shall be present for any activity involving excavation and soil disturbance over the entire length of the project alignment and any equipment staging areas. If at any time potentially significant archaeological resources are encountered or suspected, the monitor shall be authorized to halt excavation until the archaeologist provides an evaluation of the find. If the find is determined to be significant, work shall remain halted until a mitigation plan is developed, approved by the City, and implemented. Work may proceed on other parts of the project site while mitigation for the resource is carried out.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

**Impact: The proposed project could result in adverse effects on paleontological resources during project construction.**

**CULT-2**

In the event paleontological resources are encountered or suspected during construction, the construction manager shall cease operation at the site of the discovery and immediately notify the City of Carmel-by-the-Sea Department of Community

Planning and Building. A qualified paleontologist shall provide an evaluation of the find and prescribe mitigation measures to reduce impacts to a less than significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the City shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

**Impact: The proposed project could result in potential safety hazards for cyclists and pedestrians.**

**TRAN-1**

Pedestrian and Cyclist Safety Design Measures. The City shall incorporate the following recommended design modifications contained in the Rio Park-Larson Field Trail Traffic Analysis prepared by Hatch Mott MacDonald, dated September 9, 2015, and provided as **Appendix C**.

Rio Road Terminus

1. Construct the proposed all-weather path on the south side of Rio Road to accommodate two-way bicycle traffic between the trail entry and the crosswalk at Atherton Drive.

Lasuen Drive Access

1. Locate the crosswalk across Lasuen Drive to provide adequate stopping sight distance for motorists approaching the crosswalk in each direction on Lasuen Drive-Dolores Street. The crosswalk installation shall include advance crosswalk warning signs on each approach as well as combined Bicycle/Pedestrian (W11-15) sign at the crossing location.
2. Install a two-way bicycle lane on the east side of Lasuen Drive between the new crosswalk and the new trail to delineate the area for two-way cycling on the east side of Lasuen Drive.
3. Install shared roadway markings on the Lasuen Drive-Dolores Street bike route in consultation with Monterey County RMA-Public Works. Markings shall be limited to locations along Lasuen Drive, and for approximately one block along Dolores Street.

Timing/Implementation: Prior to approval of improvement plans

Monitoring/Enforcement: City of Carmel-by-the-Sea Public Works Department

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## II. INITIAL STUDY

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## City of Carmel Initial Study/Environmental Checklist

### Background & Project Description

#### Project Title

Rio Park/Larson Field Pathway Project

#### Project Location

The project site is located south of Rio Road between Ladera Drive and Mission Fields Road, in both the City of Carmel-by-the Sea and unincorporated Monterey County, California. See **Figure 1**.

#### General Plan Designation

County of Monterey

Residential-Medium Density

City of Carmel

Open Space/Recreation/Cultural

#### Zoning

County of Monterey

MDR/2-D(CZ), Medium Density Residential, maximum gross density of 2 units per acre, Design Control combining district, Coastal Zone Overlay; and MDR/4-D-SpTr(CZ), Medium Density Residential, maximum gross density of 4 units per acre, Design Control combining district, Special Treatment Overlay, Coastal Zone Overlay

City of Carmel

P-2 (Improved Parklands) is the underlying zoning district. The Larson Athletic Field Specific Plan establishes all primary zoning regulations and permit procedures. Larson Field is also subject to the Archaeological Significance Overlay District and the Park Overlay District.

#### Project Description

The proposed path is a shared-use path suitable for pedestrian and bicycle travel linking Rio Road to Lasuen Drive. The path intersects Rio Road near the northeast corner of Larson Field, where it will “feather” in two directions. The path intersects Lasuen Drive at the Mission Ranch tennis court driveway. The total length of the path is approximately 1,420 feet. Approximately 50 percent of the path alignment would be on what is currently bare dirt or disturbed land characterized by ruderal vegetation. Another 40 percent is turf and used as an active park with ball fields. The remaining portion of the proposed path follows an existing unimproved maintenance road bordered by willows, grasses, and other riparian vegetation.

## Rio Park/Larsen Field Pathway

Physical changes to the environment include:

- Removal of some vegetation (non-native ground covers, turf, vines, willows, and a fallen cypress near Rio Road)
- Construction of a small (less than 2 feet high) retaining wall along a portion of the path in Larson Field
- Relocation of the baseball batting cage approximately 160 feet northwest, near the basketball courts
- Minor grading to install base rock and to create smooth transitions
- Construction of the path surface and shoulders
- Painting of crosswalks, with appropriate street signage, near the two path ingress/egress points
- Installation of safety markings and signage on Lasuen Drive and Rio Road to identify and control use of the path
- Installation of a 6-foot-high chain-link fence to separate path users from the Junipero Serra School playground
- Installation of a vehicle barrier separating path users from traffic exiting the Mission Ranch tennis court parking area
- Relocation of a fire hydrant at the Lasuen Drive terminus

The path design is presumed to meet Class I bikeway standards, established by the State of California, over most of its length. This includes an 8-foot-wide surface, paved with asphalt, and bordered on each side by a 2-foot strip of turf, earth, or decomposed granite at the same grade as the paving. All 12 feet of this width must be clear of vegetation to a height of 10 feet above the ground for safe travel.

The City has not yet established the ultimate width and surface treatment for the path. The City has indicated that these decisions will be made by the Planning Commission and City Council based on environmental and design considerations. For example, the City's proposed design may deviate from Class I standards in locations where existing, attractive, mature cypress or oak trees would have overhanging branches that do not meet the requirement for 10 feet of vertical clearance. The City also has reserved the possibility of constructing a path that is less intensive in design than a Class I bikeway. Such a path could be narrower and might be paved with compacted, decomposed granite (or a similar material) instead of asphalt.

### **Planning and Entitlements**

#### City of Carmel

- Conditional Use Permit and Coastal Development Permit
- Tree Removal Permit

#### Other Public Agencies

- County of Monterey – Coastal Development Permit and encroachment permit for the trail connection to Ladera Drive
- California Coastal Commission – Consultation for projects in California Coastal Commission's appeal jurisdiction
- Carmel Area Wastewater District

### III. Environmental Checklist

#### Environmental Factors Potentially Affected by the Project

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Greenhouse Gas Emissions        | <input type="checkbox"/> Population and Housing             |
| <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Air Quality                        | <input type="checkbox"/> Hydrology and Water Quality     | <input type="checkbox"/> Recreation                         |
| <input checked="" type="checkbox"/> Biological Resources    | <input type="checkbox"/> Land Use and Planning           | <input checked="" type="checkbox"/> Transportation/Traffic  |
| <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Mineral Resources               | <input type="checkbox"/> Utilities and Service Systems      |
| <input type="checkbox"/> Geology and Soils                  | <input type="checkbox"/> Noise                           | <input type="checkbox"/> Mandatory Findings of Significance |

#### Evaluation of Environmental Impacts

Each of the responses in the following environmental checklist take account of the whole action involved, including project-level, cumulative, on-site, off-site, indirect, construction, and operational impacts. A brief explanation is provided for all answers and supported by the information sources cited.

1. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone).
2. A “Less Than Significant Impact” applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
3. A “Less Than Significant Impact With Mitigation Incorporated” applies when the proposed project would not result in a substantial and adverse change in the environment after mitigation measures are applied.
4. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect is significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

<b>ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. AESTHETICS. Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X

**Discussion**

(a–c)

The immediate project vicinity is currently developed with the Mission Ranch resort tennis courts, single-family housing, Junipero Serra School, Larson Field, and the Carmel Mission, with the Carmel River located to the south. The City’s Rio Park property, which contains a portion of the proposed alignment, is undeveloped and has recently been used as a materials storage yard. This property also provides informal truck access to several manholes used to maintain Carmel Area Wastewater District pipelines. The proposed project requires a 12-foot-wide easement to accommodate an 8-foot-wide paved path with 2-foot shoulders. The project would also include a 6-foot-high chain-link fence to separate path users from the Junipero Serra School ball fields.

The proposed path alignment is not viewable from any common viewing area or scenic vista. Furthermore, the project does not propose any development which could obscure views of surrounding properties. Therefore, the project would result in no impacts related to a scenic vista.

The proposed alignment is located in the vicinity of the historic Carmel Mission and Highway 1, which has been officially designated as a state scenic highway. However, the proposed alignment is not located adjacent to Highway 1 and would have no effect on the historic Carmel Mission or any other scenic resources within its corridor.

The project would require minor grading within the proposed alignment to ensure a level surface for installation of the path, but substantial recontouring would not occur. The project would also require vegetation removal to provide 10 feet of vertical clearance consistent with Class I bicycle path standards. However, the proposed design may deviate from this standard in order to preserve any mature cypress and/or oak trees overhanging the path alignment. Therefore, while the proposed path and fence would alter the visual character of the alignment, the alterations would be at ground level and minor. Further, the project would be located in a

suburban setting consisting primarily of residential, school, and other recreational uses with which a recreational path would be considered compatible both in terms of use and visual character. Therefore, the proposed project would not substantially degrade the visual character or quality of the path alignment or surrounding properties. The impact would be less than significant.

(d)

The project vicinity contains existing lighting associated with residential and recreational uses. The proposed pathway project does not currently propose new sources of lighting. Therefore, there would be no new sources of substantial light or glare that would adversely affect day or nighttime views in the area. Therefore, there would be no impact.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. AGRICULTURE RESOURCES.</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use?				X

**Discussion**

(a–c)

The proposed project is located in an established community. There are no agricultural lands in the project area or within the city limits of Carmel (Carmel-by-the-Sea 2003). As such, no development would occur on land designated for agricultural use and the proposed project would not have a significant impact on agricultural resources. Therefore, there would be no impact.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

**Discussion**

(a–c)

The project site is located in the North Central Coast Air Basin (NCCAB), which is under the jurisdiction of the Monterey Bay Unified Air Pollution Control District (MBUAPCD). In March 1997, the air basin was redesignated from a “moderate nonattainment” area for the federal ozone standards to a “maintenance/attainment” area. The NCCAB is currently in attainment for the federal PM<sub>10</sub> (particulate less than 10 microns in diameter) standards and for state and federal nitrogen dioxide, sulfur dioxide, and carbon monoxide standards. The NCCAB is classified as a nonattainment area for the state ozone and PM<sub>10</sub> standards.

Short-Term Construction Emissions

Construction activities are generally short term in duration but may still cause adverse air quality impacts. Typical construction emissions result from a variety of activities such as grading, paving, and vehicle and equipment exhaust. These emissions can lead to adverse health effects and cause nuisance concerns, such as reduced visibility and the generation of dust. Emissions produced during grading and construction activities are short term because they would occur only during the construction phase of the proposed project. Construction emissions would include the on- and off-site generation of mobile source exhaust emissions as well as emissions of fugitive dust associated with earth-moving equipment.

Because the proposed project footprint is less than 1 acre and involves only minor construction activity and ground disturbance, it is not anticipated to result in a short-term increase in fugitive dust that could exceed MBUAPCD significance thresholds (e.g., result in grading of more than 2.2 acres per day) in accordance with air district CEQA guidelines. As a result, fugitive dust emissions from construction activities are not anticipated to contribute to regional nonattainment air quality conditions and would be considered a less than significant impact.

Construction equipment could result in the generation of diesel-PM emissions during construction. Exhaust emissions are typically highest during the initial site preparation, particularly when a project requires extensive site preparation (e.g., grading, excavation) involving large numbers of construction equipment. However, given the size and extent of the project, large numbers of construction equipment would not be required. Because short-term construction activities would be very limited and are considered minor, they would not contribute to regional nonattainment air quality conditions. The impact is therefore considered less than significant.

#### Long-Term Operational Emissions

Operational emissions are considered long term because they continue indefinitely. However, the proposed project includes a pedestrian and bicycle path that would not generate vehicle trips or any other emission-producing activities. Therefore, there would be no long-term operational emissions. Additional motor vehicle trips required for pathway maintenance would be incidental. Impacts would be less than significant.

(d)

The MBUAPCD defines sensitive receptors as facilities that house or attract children, the elderly, people with illness, or others who are especially sensitive to air pollutants. The sensitive receptors closest to the project site consist of single-family residences and Junipero Serra School. However, as noted above, construction and operation of the proposed project would not result in substantial pollutant concentrations. Impacts on sensitive receptors would be considered less than significant.

(e)

The proposed project is a multi-use pathway that would not generate odors during operation. Odors could be generated by construction equipment during project construction. However, due to the linear nature of the project, construction activities in any given location would be short-term and a substantial number of people would not be affected by odors. Impacts would be less than significant.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES. Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?				X

**Existing Setting**

The project biologist conducted an evaluation of the project area to characterize the biological baseline on and adjacent to the proposed project alignment. The evaluation involved a reconnaissance-level survey as well as a query of available data and literature from local, state, federal, and nongovernmental agencies.

Database queries were performed on the following websites:

- US Fish and Wildlife Service's (USFWS) Information, Planning, and Conservation (IPaC) System (2015a)
- USFWS's Critical Habitat Portal (2015b)
- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) (2015)
- California Native Plant Society's (CNPS) Inventory of Rare, Threatened, and Endangered Plants of California (2015)

A search of the USFWS's IPaC System and Critical Habitat Portal was performed to identify federally protected species and their habitats that may be affected by the proposed project. In addition, a query of the CNDDDB was conducted for the Monterey, California, US Geological Survey (USGS) 7.5-minute quadrangle (quad) and all adjacent quads (Soberanes Point, Mt. Carmel, Seaside, Marina) to identify known processed and unprocessed occurrences for special-status species. Lastly, the CNPS database was queried to identify special-status plant species with the potential to occur in the aforementioned quads. Raw data from the database queries can be found in **Appendix A**.

The project biologist conducted a reconnaissance-level survey of the project study area (PSA) on April 9, 2015. The objective of the visit was to characterize the existing biological resources conditions on the site and evaluate potential presence of special-status species, wetlands, or other sensitive resources. The PSA is defined as the project footprint plus a 20-foot buffer. The PSA has relatively flat topography with a slight southeast slope. Elevation ranges from  $\pm 30$  feet above mean sea level (amsl) along Dolores Street in the west to  $\pm 15$  feet amsl in the southeast corner of the PSA near the Carmel River. The PSA is bounded by urban land uses on its western, northern, and eastern sides. Surrounding urban lands are mostly residential, with the exception of the Carmel Mission and Larson Field, immediately south of the PSA. The Carmel River and associated riparian zone lie south of the PSA and are contiguous with large open space areas of wetland, grassland, and riparian communities. This entire area is known as Rio Park.

The PSA consists of developed land associated with Larson Field, as well as disturbed areas in the western and middle portions of the site. The western stretch of the PSA includes an existing dirt road and a large cleared area currently used as a City materials storage yard. The middle stretch of the PSA consists of an existing dirt road running through the edge of the riparian corridor associated with the Carmel River. **Figure 3** depicts the vegetation types within the PSA.

The western portion of the PSA is characterized by primarily non-native vegetation: passionflower (*Passiflora* sp.), French broom (*Genista monspessulana*), ice plant (*Carpobrotus* sp.), fennel (*Foeniculum vulgare*), calla lily (*Zantedeschia aethiopica*), sourgrass (*Oxalis pescaprae*), plantain (*Plantago* sp.), panic veldt grass (*Ehrharta erecta*), bromes (*Bromus* spp.), wild oat (*Avena* sp.), mustard (*Brassica* sp.), wild radish (*Raphanus sativa*), and mallow (*Malva* sp.). Scattered native shrubs also are present, including toyon (*Heteromeles arbutifolia*) and coyote brush (*Baccharis pilularis*). A row of Monterey cypress (*Hesperocyparis macrocarpa*) lines the existing road and two large eucalyptus (*Eucalyptus* sp.) occur between the PSA and the Carmel Mission.

The riparian area in the center of the PSA is characterized by an arroyo willow (*Salix lasiolepis*) and Pacific willow (*Salix lasiandra* var. *lasiandra*) canopy with a dense understory of California blackberry (*Rubus ursinus*), hedgenettle (*Stachys* sp.), poison oak (*Toxicodendron diversilobum*),

poison hemlock (*Conium maculatum*), and Canary ivy (*Hedera canariensis*). Larson Field is composed of turf grass with two Monterey cypress and a coast live oak tree (*Quercus agrifolia*) along Rio Road.

### Special-Status Species

Candidate, sensitive, or special-status species are commonly characterized as species that are at potential risk or actual risk to their persistence in a given area or across their range. These species have been identified and assigned a status ranking by governmental agencies such as the CDFW and the USFWS and nongovernmental organizations such as the CNPS. The degree to which a species is at risk of extinction is the determining factor in the assignment of a status ranking. Some common threats to a species or to a population's persistence include habitat loss, degradation, and fragmentation, as well as human conflict and intrusion. For the purposes of this biological review, special-status species are defined by the following codes:

1. Listed, proposed, or candidates for listing under the federal Endangered Species Act (50 Code of Federal Regulations [CFR] 17.11 – listed; 61 Federal Register [FR] 7591, February 28, 1996, candidates)
2. Listed or proposed for listing under the California Endangered Species Act (Fish and Game Code [FGC] 1992 Section 2050 et seq.; 14 California Code of Regulations [CCR] Section 670.1 et seq.)
3. Designated as Species of Special Concern by the CDFW
4. Designated as Fully Protected by the CDFW (FGC Sections 3511, 4700, 5050, 5515)
5. Species that meet the definition of rare or endangered under CEQA (14 CCR Section 15380) including CNPS List Rank 1B and 2

The query of the USFWS, CNPS, and CNDDDB databases revealed several special-status species with the potential to occur in the project vicinity. Table 1 in **Appendix A** summarizes each species identified in the database results, includes a description of the habitat requirements for each species, and includes conclusions regarding the potential for each species to be impacted by the proposed project. **Figure 4** depicts the locations of special-status species recorded within a 1-mile radius of the PSA.

Locally occurring wildlife's presence in the western and northeastern portions of the PSA is expected to be negligible due to their disturbed/developed nature and high rates of human traffic; however, the middle portion of the PSA supports dense riparian habitat that is contiguous not only with the Carmel River but also with large open space areas of wetland, grassland, and riparian communities. This riparian area has the potential to support several special-status species.

### **Discussion**

(a)

Based on the results of database queries and historic records, as well as known regional occurrences, habitats in the PSA have the potential to support several special-status species, including California red-legged frog (*Rana draytonii*), western pond turtle (*Emys marmorata*), northern harrier (*Circus cyaneus*), peregrine falcon (*Falco peregrinus*), yellow warbler (*Setophaga petechia*), Monterey dusky-footed woodrat (*Neotoma macrotis luciana*), and Monterey ornate shrew (*Sorex ornatus salarius*). In addition, the row of Monterey cypress trees in the western portion of the PSA provides suitable overwintering for the monarch butterfly

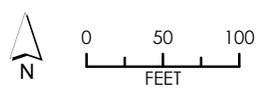
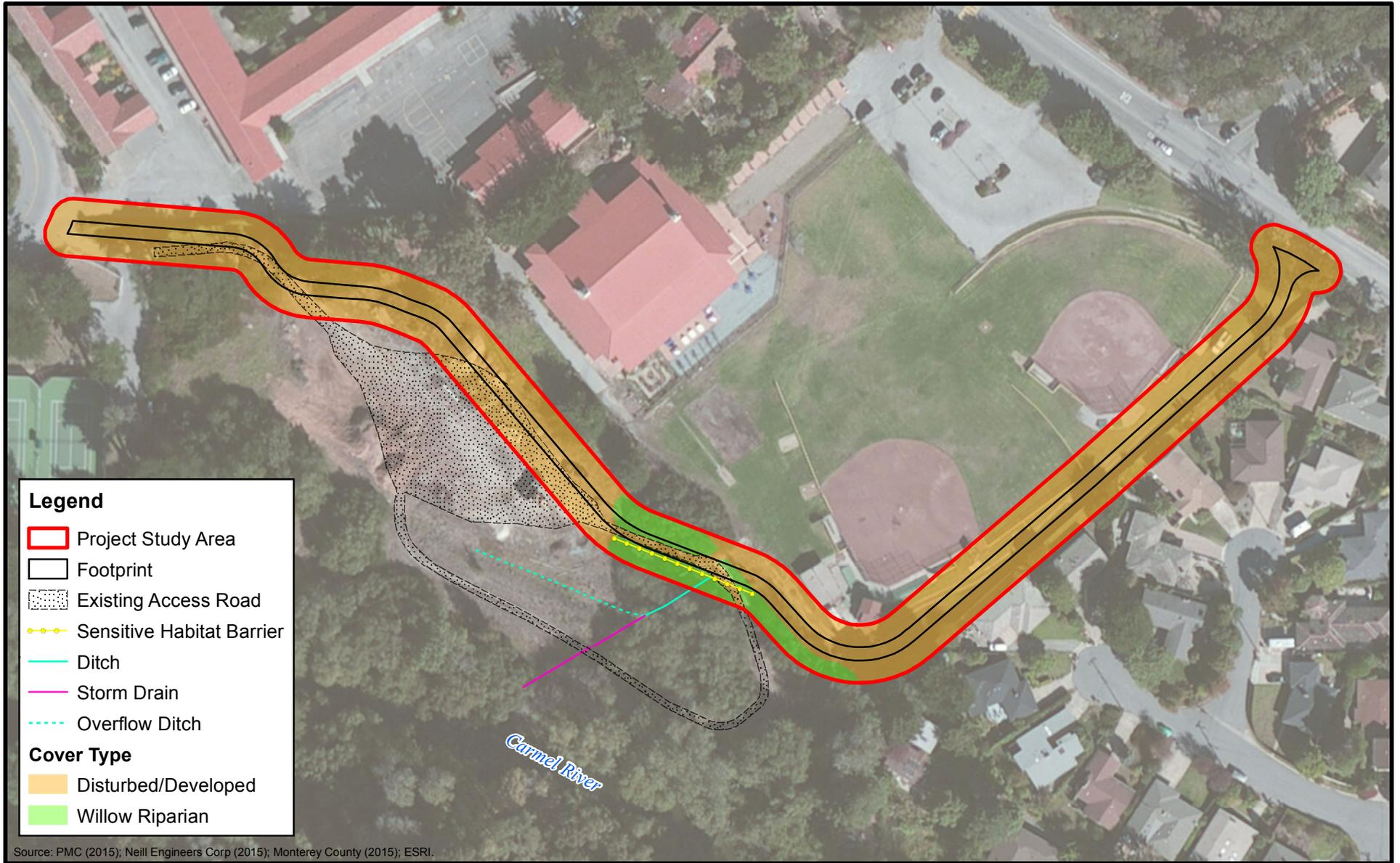
(*Danaus plexippus*), a locally important species. The cypress trees would not be removed as a result of project-related activities; therefore, monarch butterfly habitat would not be impacted.

With the exception of the monarch butterfly, all of the aforementioned species have the potential to occur in the willow riparian community in the PSA. The portion of the project that runs through the riparian area would mostly follow an existing dirt road. Thus, the level of direct disturbance would be relatively low and consist of approximately 2 feet of vegetation clearing on either side of the existing access road. The proposed path would introduce more human traffic into the area, which could increase the amount of noise, trash, and other human-induced disturbances; however, the proposed path would be built less than 50 feet from an existing school and baseball field, where such disturbances are already occurring. Based on the presence of existing recreational facilities adjacent to the PSA, the amount of noise and human disturbance should not significantly increase from current conditions. In order to deter people from entering environmentally sensitive habitats adjacent to the PSA, mitigation measure **BIO-6** requires that certain features would be added to the design of the path, including wildlife-friendly fencing and informative signs educating the public about sensitive biological resources in the area.

The PSA provides suitable upland habitat for California red-legged frog and western pond turtle. Both species are associated with slow-moving water bodies like the Carmel River; however, they are also known to utilize upland habitat adjacent to water bodies for dispersal, nesting, and aestivation. There are numerous previously recorded occurrences of red-legged frog in the Carmel River, several of which are within a mile of the PSA (see **Figure 4**). In addition, there is one recorded occurrence of western pond turtle within a mile of the PSA. The PSA is approximately 140 feet north of the bank of the Carmel River. Due to this distance and the extremely dense vegetation between the river and the PSA, it is unlikely that these species occur in the PSA. Although the potential for occurrence is low, direct mortalities to these species as a result of project-related activities would be considered a potentially significant impact. Implementation of mitigation measures **BIO-1** through **BIO-3** would reduce impacts to a less than significant level by educating personnel about special-status species, installing protective fencing around work areas, and retaining a biological monitor to supervise vegetation clearing in riparian areas where these special-status species may occur.

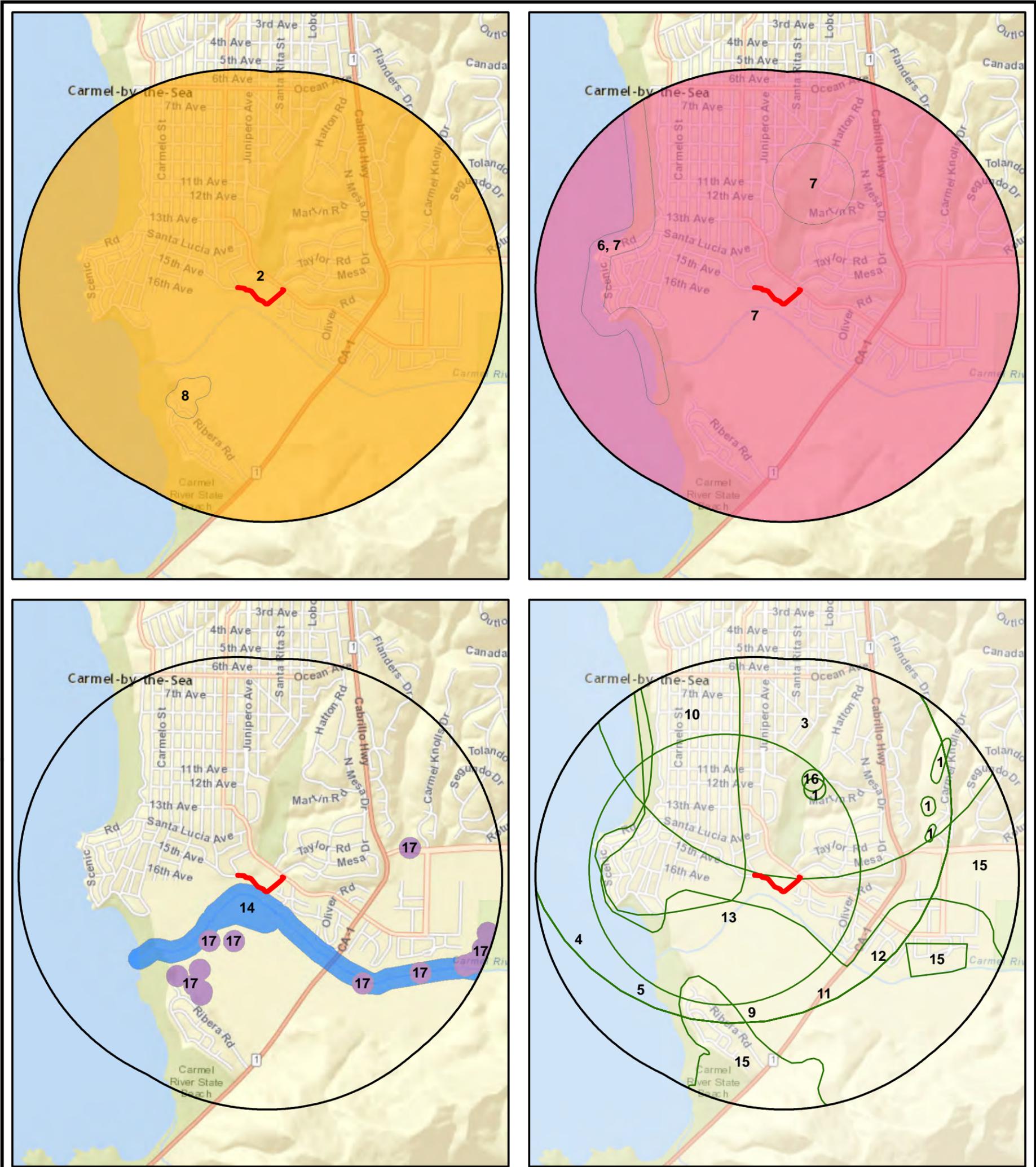
According to a previous study of Rio Park (Jones & Stokes 1995), northern harrier, peregrine falcon, and yellow warbler have all been observed in the riparian corridor in the Rio Park area. Habitats on and adjacent to the PSA may provide suitable nesting habitat for these species and other birds protected under the Migratory Bird Treaty Act and Section 3503.5 of the California Fish and Game Code. The clearing of trees/vegetation during construction activities could result in noise, dust, human disturbance, and other direct/indirect impacts to nesting birds on or in the vicinity of the PSA. Potential nest abandonment and mortality to individuals would be considered a potentially significant impact to protected species. Implementation of mitigation measures **BIO-1**, **BIO-2**, and **BIO-4** would reduce impacts to a less than significant level by educating personnel about special-status species, installing protective fencing around work areas, and conducting preconstruction surveys for nesting birds.

The PSA provides suitable habitat for special-status mammals such as Monterey dusky-footed woodrat and Monterey ornate shrew. Direct mortalities to these species as a result of project-related activities would be considered a potentially significant impact. Implementation of mitigation measures **BIO-1**, **BIO-2**, **BIO-3**, and **BIO-5** would reduce impacts to a less than



**Figure 3**  
Vegetation

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**Legend**

- █ Project Study Area (PSA)
- 1-mile Buffer of PSA
- CNDDDB Occurrence Type**
- █ Amphibian
- █ Fish
- █ Reptile
- █ Invertebrate
- █ Plant

Map ID	Scientific Name	Common Name	Federal Listing	State Listing	Rare Plant Rank
1	<i>Allium hickmanii</i>	Hickman's onion	None	None	1B.2
2	<i>Anniella pulchra nigra</i>	black legless lizard	None	None	
3	<i>Arctostaphylos hookeri ssp. hookeri</i>	Hooker's manzanita	None	None	1B.2
4	<i>Arctostaphylos pumila</i>	sandmat manzanita	None	None	1B.2
5	<i>Clarkia jolonensis</i>	Jolon clarkia	None	None	1B.2
6	<i>Coelus globosus</i>	globose dune beetle	None	None	
7	<i>Danaus plexippus pop. 1</i>	monarch - California overwintering population	None	None	
8	<i>Emys marmorata</i>	western pond turtle	None	None	
9	<i>Ericameria fasciculata</i>	Eastwood's goldenbush	None	None	1B.1
10	<i>Fritillaria liliacea</i>	fragrant fritillary	None	None	1B.2
11	<i>Horkelia cuneata var. sericea</i>	Kellogg's horkelia	None	None	1B.1
12	<i>Malacothamnus palmeri var. palmeri</i>	Santa Lucia bush-mallow	None	None	1B.2
13	<i>Microseris paludosa</i>	marsh microseris	None	None	1B.2
14	<i>Oncorhynchus mykiss irideus</i>	steelhead - south/central California coast DPS	Threatened	None	
15	<i>Pinus radiata</i>	Monterey pine	None	None	1B.1
16	<i>Piperia yadonii</i>	Yadon's rein orchid	Endangered	None	1B.1
17	<i>Rana draytonii</i>	California red-legged frog	Threatened	None	

Source: CA Dept of Fish & Wildlife (2015); City of Carmel (2015); Monterey County (2014); ESRI.

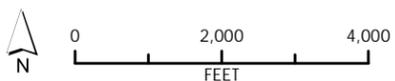


Figure 4  
CNDDDB Occurrences of Special-Status Species within 1 mile of Project Study Area

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significant level by educating personnel about special-status species, installing protective fencing around work areas, conducting preconstruction surveys for woodrat nests, and retaining a biological monitor to supervise vegetation clearing in riparian areas where these special-status species may occur.

(b)

Sensitive habitats include (a) areas of special concern to resource agencies; (b) areas protected under CEQA; (c) areas designated as sensitive natural communities by the CDFW; (d) areas outlined in Fish and Game Code Section 1600; (e) areas regulated under Section 404 of the federal Clean Water Act; and (f) areas protected under local regulations and policies. The willow riparian community in the PSA is considered a sensitive habitat and a designated environmentally sensitive habitat area (ESHA) by the Local Coastal Program (Jones & Stokes 1995).

The proposed path has been sited to reduce potential impacts to sensitive habitats to the greatest extent possible. It almost completely overlaps with previously disturbed lands and hugs the urban development north of the PSA rather than cutting through open space to the south. In addition, the location of the proposed project stays as far away from the Carmel River as possible. At its closest point, the proposed path is approximately 140 feet from the bank of the river.

As mentioned previously, the portion of the project that runs through the riparian area would, for the most part, be built on an existing dirt road (**Figure 3**). Thus, the level of disturbance would be relatively low and include a couple feet of vegetation clearing on either side of the existing access road. Willow trees would be trimmed to create a clear area consistent with bikeway standards (12 feet wide by 10 feet high). Although trimming would occur, no willow trees are planned for removal. In addition, ground cover would be cleared on either side of the existing road. The groundcover along the existing road consists of primarily non-native species such as wild radish, poison hemlock, and annual grasses. Permanent loss of these species would not be detrimental to the surrounding riparian habitat. Loss of native riparian habitat would be considered a potentially significant impact.

At the time this document was written, design plans had not been finalized. Should the project plans change and riparian vegetation be planned for removal, implementation of mitigation measure **BIO-7** would ensure that impacts are less than significant by replacing and/or restoring all temporarily and permanently impacted habitat. Furthermore, implementation of the best management practices described in mitigation measure **BIO-2** and inclusion of the design features outlined in mitigation measure **BIO-6** would reduce impacts to riparian communities during and after construction. If native riparian habitat would be impacted by project-related activities (i.e., willow tree removal), it is recommended that the City consult with the CDFW to receive regulatory approval for removal of native riparian vegetation in the project impact area.

(c)

One water feature occurs in the PSA, a small ditch tributary to the Carmel River (**Figure 3**). This ditch begins south of a concrete low-water crossing along the existing access road and may be considered jurisdictional by the US Army Corps of Engineers (USACE). The Carmel River lies approximately 140 feet south of the PSA and would not be impacted by project-related activities. No other wetlands or jurisdictional waters occur on-site. A jurisdictional delineation has not been completed to date.

Although a portion of the ditch occurs within the PSA, it appears the path would completely avoid the ditch and no impact to the water feature would occur as a result of project-related activities. In addition, standard best management practices would be implemented including erosion control to reduce sedimentation and runoff into nearby water bodies (see mitigation measure **BIO-2**). However, should impacts occur, mitigation measure **BIO-8** would ensure no net loss of waters by replacing and/or restoring disturbed drainages. If the design plans are changed to require a relocation of the drainage ditch, it is recommended that the City first consult with the USACE to receive regulatory approval for impacting potential federally protected waters.

(d)

Wildlife corridors refer to established migration routes commonly used by resident and migratory species for passage from one geographic location to another. Movement corridors may provide favorable locations for wildlife to travel between different habitat areas, such as foraging sites, breeding sites, cover areas, and preferred summer and winter range locations. They may also function as dispersal corridors allowing animals to move between various locations in their range. The Carmel River, adjacent to the PSA, likely supports local wildlife movement; however, no impacts to the river would occur as a result of project-related activities. Very minor impacts would occur to the riparian corridor associated with the river, but they would largely occur along the existing dirt access road. Due to its developed and disturbed nature, it is unlikely that the rest of PSA facilitates any wildlife movement. Therefore, impacts to wildlife habitat and movement would be considered less than significant.

(e)

The PSA is partially in the Carmel-by-the-Sea City limits and partially in Monterey County and is therefore subject to both the County's (1983) Carmel Area Land Use Plan and the City's (2003) Carmel-by-the-Sea General Plan/Local Coastal Plan. The Coastal Resource Management Element and Open Space/Conservation Element of the City's General Plan/Coastal Land Use Plan include policies for protection of Carmel's coastal environmental resources. Table 1 in **Appendix A** lists the policies in the Carmel Area Land Use Plan and the Carmel General Plan/Coastal Land Use Plan that relate to natural resources and the proposed project, and provides an analysis of the project's consistency with these policies.

Chapter 12.28 of the Carmel-by-the-Sea Municipal Code pertains to tree removal and trimming. The project would be required to be consistent with the City's tree ordinance by acquiring the necessary permits for all tree work. One fallen, but living, Monterey cypress is anticipated for removal. In addition, willows in the riparian area would be trimmed; however, no full trees are planned for removal. All other trees in the PSA would be avoided.

The project would be required to comply with all local policies and ordinances protecting biological resources. Implementation of mitigation measures **BIO-1** through **BIO-8** would ensure the project's consistency with local policies pertaining to biological resources. As such, no conflict is anticipated, and no additional mitigation measures are proposed.

(f)

There are currently no adopted or proposed habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans that affect the proposed project. Therefore, no conflict would occur.

Mitigation Measures**BIO-1**

Worker Environmental Awareness Training. The City shall retain a qualified biologist to conduct mandatory contractor/worker awareness training for construction personnel. The awareness training shall be provided to all construction personnel to brief them on the identified location of sensitive biological resources, including how to identify species (visual and auditory) most likely to be present and the need to avoid impacts to biological resources (e.g., plants, wildlife, and jurisdictional waters), and to brief them on the penalties for not complying with biological mitigation requirements. If new construction personnel are added to the project, the contractor shall ensure that they receive the mandatory training before starting work.

Timing/Implementation: Prior to the start of ground disturbance

Monitoring/Enforcement: City of Carmel-by-the-Sea Public Works Department

**BIO-2**

Best Management Practices. The following best management practices shall be implemented during all phases of construction to reduce impacts to special-status species and sensitive habitats:

- a) The disturbance or removal of vegetation shall not exceed the minimum necessary to complete operations and shall occur only within the defined work areas.
- b) A construction best management practices (BMP) plan shall be submitted with construction drawings. Prior to initiation of construction activities, construction BMPs shall be employed on-site to prevent degradation of on- and off-site waters of the United States. Methods shall include the use of appropriate measures to intercept and capture sediment prior to entering nearby waterways, such as the Carmel River and associated drainages, as well as erosion control measures along the perimeter of all work areas to prevent the displacement of fill material. All BMPs shall be in place prior to the initiation of any construction activities and shall remain until construction activities are completed. All erosion control methods shall be maintained until all on-site soils are stabilized.
- c) In order to avoid attracting predators, all trash shall be disposed of in closed containers and removed from the project area at least once a week.
- d) Following construction, disturbed areas shall be restored to preconstruction contours to the maximum extent possible and reseeded with a native species mix.

Timing/Implementation: Prior to, during, and after construction

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

**BIO-3**

Riparian Vegetation Clearing Monitor and Protective Silt-Fencing Installation. The City shall retain a qualified biologist to monitor vegetation clearing activities in the riparian area to protect any special-status species encountered, including Monterey ornate shrew, western pond turtle, and California red-legged frog. In addition, the biological monitor shall supervise the installation of silt fencing between the project impact area

and the riparian corridor associated with the Carmel River in order to keep special-status species from entering the work area. The silt fencing shall be kept in place until construction in the vicinity of the riparian area is complete.

Timing/Implementation: During riparian vegetation clearing activities and throughout construction

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

**BIO-4**

Nesting Bird Preconstruction Surveys. If clearing and/or construction activities will occur during the raptor or migratory bird nesting season (February 15–August 15), preconstruction surveys for nesting birds, including northern harrier, peregrine falcon, and yellow warbler, shall be conducted by a qualified biologist within 14 days prior to initiation of construction activities. The qualified biologist shall survey the construction zone and a 500-foot buffer surrounding the construction zone to determine whether the activities taking place have the potential to disturb or otherwise harm nesting birds. Surveys shall be repeated if project activities are suspended or delayed for more than 15 days during nesting season.

If active nest(s) are identified during the preconstruction survey, a 100-foot no-activity setback for migratory bird nests and a 250-foot setback for raptor nests shall be established by a qualified biologist. No ground disturbance shall occur within the no-activity setback until the nest is deemed inactive by the qualified biologist.

Timing/Implementation: Prior to vegetation clearing or ground disturbance

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

**BIO-5**

Special-Status Mammals Preconstruction Survey. The City shall retain a qualified biologist to conduct focused preconstruction surveys in riparian areas within 3 days prior to clearing and/construction for woodrat and shrew nests within the project footprint and a 100-foot buffer. If no woodrat or shrew nests are found, no further action is necessary. If woodrat and/or shrew nests are found, they shall be flagged for avoidance during project-related activities. Nests that cannot be avoided shall be manually deconstructed prior to clearing activities to allow animals to escape harm. If a litter of young is found or suspected, nest material shall be replaced, and the nest left alone for at least 2 weeks before re-checking to verify that young are capable of independent survival before proceeding with nest dismantling.

Timing/Implementation: Prior to vegetation clearing or ground disturbance

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

**BIO-6**

Additions to Path Design. The City shall incorporate the following features in the final project design:

- a) A barrier to provide visual separation between the path and sensitive habitat, such as an open, split rail fence, shall be constructed between the proposed path and the riparian corridor south of the project to discourage trail users from entering environmentally sensitive habitat areas.
- b) Trash cans shall be placed at regular intervals along the path in order to reduce the amount of trash and refuse that may result from increased human traffic.
- c) Informative signs identifying native flora and fauna shall be placed along the path educating the public about sensitive biological resources in the area.

Timing/Implementation: Incorporated in project design

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

**BIO-7**

No Net Loss of Riparian Habitat. For every acre of riparian habitat permanently affected by the proposed project, the City shall replace the affected acreage at a minimum of a 2:1 ratio. Impacts shall be offset through restoration within and/or adjacent to the project area.

Timing/Implementation: Following construction activities

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

**BIO-8**

No Net Loss of Waters. For every acre of drainage ditch affected by the proposed project, the City shall replace the affected acreage at a minimum of a 1:1 ratio. Impacts shall be offset through the restoration and/or relocation of drainages within the project area.

Timing/Implementation: Following construction activities

Monitoring/Enforcement: City of Carmel-by-the-Sea Department of Community Planning and Building

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. CULTURAL RESOURCES. Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

**Discussion**

(a, b, d)

Holman & Associates (2015) prepared an archeological report based on archival research and a pedestrian reconnaissance survey performed in April 2015 (see **Appendix B**). The records search found five archeological sites within 1 kilometer of the project area, including the historic Mission Carmel (National Historic Landmark #214; State Historic Landmark #135; CA-MNT-18H) located just north of the proposed project alignment. The Mission served as the administrative headquarters of the Alta California mission system for the first father-president of the mission system, Father Junipero Serra. Larsen Field contained the mission orchard from 1779 until 1829. Holman & Associates determined that encountering archaeological evidence of the garden and orchard operation during grading for the project is a possibility, but no indications of cultural resources were found during the survey. In addition, the research included a search of the California Inventory of Historic Resources, California Historical Landmarks, and the National Register of Historic Places for listed cultural resources in the project area and none were discovered. Based on these findings, the proposed project would not directly affect any known historical resource.

Although no historic period archaeological materials were found during the survey of the project area, research showed that the project is in an area of known prehistoric archaeological resources. Damage to these or other previously undiscovered resources during ground disturbance would be considered a significant impact. In addition, Assembly Bill (AB) 52, the Native American CEQA bill, now requires lead agencies to consult with Native American tribes in the CEQA planning process when tribes have requested to be contacted. Although this requirement became effective well after the environmental review had commenced, the City intends to reach out to local tribes as part of the review process.

In the event that human remains are discovered during project construction, the required protocol specified in California Health and Safety Code Section 7050.5(b) would be followed. This protocol is as follows:

*In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27492 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code.*

State CEQA Guidelines Section 15064.5(e) also requires that excavation activities be stopped whenever human remains are uncovered and that the county coroner be called in to assess the remains. If the coroner determines that the remains are those of Native Americans, the Native American Heritage Commission (NAHC) must be contacted within 24 hours. At that time, the lead agency must consult with the appropriate Native Americans, if any, as identified by the NAHC. Section 15064.5 directs the lead agency (or applicant), under certain circumstances, to develop an agreement with the Native Americans for the treatment and disposition of the remains.

While compliance with the above requirements would reduce impacts related to discovery of human remains, monitoring during construction is recommended to ensure that human remains or any other artifacts are not inadvertently destroyed during construction, per mitigation measure **CULT-1**.

Compliance with existing regulations and with mitigation measure **CULT-1** will ensure that the project does not substantially negatively affect any archaeological resource or human remains discovered during construction.

(c)

The site is highly disturbed and consists of bare earth and some vegetation. No fossils or evidence of exposed geomorphological features that typically contain fossils are evident on the project site, but that does not preclude the possibility of their existence below the ground surface. Because the proposed project could directly or indirectly destroy a unique paleontological resource during construction, this is considered a potentially significant impact. Implementation of mitigation measure **CULT-2** would reduce this impact to less than significant.

#### Mitigation Measures

##### **CULT-1**

During construction for all ground-disturbing activities, a qualified archaeologist shall be present for any activity involving excavation and soil disturbance over the entire length of the project alignment and any equipment staging areas. If at any time potentially significant archaeological resources are encountered or suspected, the monitor shall be authorized to halt excavation until the archaeologist provides an evaluation of the find. If the find is determined to be significant, work shall remain halted until a mitigation plan is developed, approved by the City, and implemented. Work may proceed on other parts of the project site while mitigation for the resource is carried out.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

***CULT-2***

In the event paleontological resources are encountered or suspected during construction, the construction manager shall cease operation at the site of the discovery and immediately notify the City of Carmel-by-the-Sea Department of Community Planning and Building. A qualified paleontologist shall provide an evaluation of the find and prescribe mitigation measures to reduce impacts to a less than significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the City shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

Timing/Implementation: During construction

Enforcement/Monitoring: City of Carmel-by-the-Sea Department of Community Planning and Building

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. GEOLOGY AND SOILS. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?				X
ii. Strong seismic ground shaking?				X
iii. Seismic-related ground failure, including liquefaction?				X
iv. Landslides?				X
b) Would the project result in substantial soil erosion or the loss of topsoil?			X	
c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?				X
d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.				X

**Discussion**

(a, c, d)

The proposed project includes construction of a paved pedestrian and bicycle path. No habitable structures would be built. The project site is relatively flat with the exception of the westernmost segment near Lasuen Drive, and ground disturbance would be limited to minor grading required for smooth transitions and paving. Project site soils include Aquic Xerofluvents (Af) and Elder very fine sandy loam, 2 to 9 percent slopes (EbC). These soils have a low linear extensibility rating (<3), indicating a low expansion potential, and a moderate K factor (0.37), indicating a moderate erosion potential (USDA 2015). Given the minor alternations required for construction, the absence of habitable structures, the low expansion potential of the underlying soil types, and the use of the pathway by pedestrians and bicyclists, risks related to geologic hazards such as seismic activity, landslides, lateral spreading, subsidence, soil expansion, and liquefaction are not anticipated and do not pose a risk to the public. Therefore, no impacts are anticipated.

(b)

As described previously, the soil types underlying the project site have a moderate erosion potential (USDA 2015). However, construction of the proposed project would be required to comply with Chapter 17.43, Water Quality and Protection Ordinance, of the City's Municipal Code, which requires implementation of site design, source control, and treatment control best management practices to minimize polluted runoff and water quality impacts. In addition, the project would be subject to Monterey County's Grading and Erosion Control Ordinances (Municipal Code Chapters 16.08 through 16.12), which require preparation, submittal, and approval of an erosion control plan indicating proposed methods for the control of runoff, erosion, and sediment movement. See also mitigation measure **BIO-2**. These BMPs and erosion control methods would ensure that erosion and loss of topsoil would be less than significant.

(e)

The project would not involve the use of septic tanks. There would be no impact.

<b>ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. GREENHOUSE GAS EMISSIONS</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

**Discussion**

(a, b)

California is a substantial contributor of global greenhouse gases, emitting over 400 million tons of carbon dioxide (CO<sub>2</sub>) a year. Climate studies indicate that California is likely to see an increase of 3–4 degrees Fahrenheit over the next century. Due to the nature of global climate change, it is not anticipated that any single development project would have a substantial effect on global climate change.

Project-related greenhouse gas emissions include emissions from construction and mobile sources. The primary source of greenhouse gas emissions resulting from implementation of the proposed project would be automobile traffic and construction equipment. As a pathway, the project is intended to encourage use of alternate modes of transportation, so the project could reduce CO<sub>2</sub> emissions due to a decrease in vehicle trips. Because there would not be a substantial increase in average daily traffic trips, and pathway construction would comply with state building regulations (e.g., Title 24) and the City’s Green Building Program, the proposed project would have a less than significant impact on localized greenhouse gas emissions.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**Discussion**

(a–h)

According to a search of the Department of Toxic Substances Control’s (2015) EnviroStor database and the State Water Resources Control Board’s (2015) GeoTracker database, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List).<sup>1</sup> Construction of the proposed project would involve the use of limited amounts of routine hazardous materials, such as gasoline, diesel fuel, oils, and solvents. Contractors would be required to use, store, and dispose of any hazardous materials in accordance with all applicable federal, state, and local regulations. Compliance with existing regulations would minimize potential risks to the public and the environment associated with the use, storage, and transport of hazardous materials associated with the proposed project. The proposed project would not use any hazardous materials as part of project operation.

Junipero Serra School and Carmel River Elementary School are less than a quarter mile from the project site. However, project construction would not involve the use of construction equipment or handling of hazardous materials such that it would result in a substantial risk at either school.

The proposed project is not located in the vicinity of an airport, is not located in an area identified as prone to wildland fires as identified in the City’s General Plan, and would not interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the project is considered to have no impact related to hazards and hazardous materials.

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<sup>1</sup> Government Code Section 65962.5 requires compilation of a list of hazardous waste and substances sites to be used as a planning document by state and local agencies and developers to comply with the CEQA requirements in providing information about the location of hazardous materials release sites. This list is commonly known as the Cortese List.

<b>ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. HYDROLOGY AND WATER QUALITY. Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (for example, the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood-hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood-hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

**Discussion**

(a, e, f)

The proposed project could result in water quality degradation during construction and operation. Construction activities associated with development of the project site would include grading and vegetation removal, which would disturb and expose soils to water erosion, potentially increasing the amount of silt and debris entering drainages, including the nearby Carmel River. However, as noted above, the project would be required to comply with the City's Municipal Code Chapter 17.43, which requires implementation of BMPs to minimize polluted runoff and water quality impacts. The City has adopted the Best Management Practices Guidance Series found in Appendix E of the Monterey Regional Storm Water Management Program. The series describes best management practices designed to reduce the discharge of pollutants from the municipal separate storm sewer systems (MS4s) to the maximum extent practicable, to protect water quality of the Areas of Special Biological Significance (ASBS),<sup>2</sup> and to satisfy the appropriate water quality requirements of the Clean Water Act. In addition, Carmel Bay is considered an ASBS by the State Water Resources Control Board. The City operates under the General Permit issued to the Monterey Regional Storm Water Permit Participants Group issued by the Regional Water Quality Control Board (RWQCB) for stormwater runoff that affects Carmel Bay. Compliance with the City's Municipal Code and requirements in the Storm Water Permit would ensure that water quality impacts would be less than significant.

(b)

Some water would be used during project construction, such as for dust control, but the quantities would be incidental. There would be no water demand from the project during operation. The paved portion of the path would be only 8 feet wide and bordered on each side by a permeable shoulder that would allow runoff to infiltrate the underlying soil. Therefore, the project would not deplete groundwater supplies or interfere with recharge of the underlying aquifer. This impact would be less than significant.

(c, d)

The proposed project would involve construction of an 8-foot-wide paved pathway with 2-foot shoulders in an area that is relatively flat. While some minor grading would be required, the project would not substantially alter the topography in the area such that substantial erosion or off-site flooding would result. The finished pathway will be constructed at or very near existing grades and therefore will not impede or redirect existing drainage patterns toward the Carmel River. Therefore, this would be a less than significant impact.

(g, h)

The project site is located in the Federal Emergency Management Agency (FEMA) 100-year flood zone (Carmel-By-The-Sea 2003, Figure 8.3). However, the project does not involve the construction of housing or other structures that would block or redirect flood flows or be subject to damage or loss.

(i)

The project site is located in the inundation areas for the San Clemente and Los Padres dams. San Clemente Dam, constructed in 1921, is a 106-foot-high concrete arch dam located

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<sup>2</sup> Areas of Special Biological Significance include 34 ocean areas monitored and maintained for water quality by the State Water Resources Control Board.

approximately 18.5 miles from the Pacific Ocean on the Carmel River in Monterey County. Due to sediment accumulation, the dam reservoir capacity has been significantly reduced. In addition, the California Department of Water Resources (CDWR) Division of Safety of Dams identified safety issues at the dam. The Carmel River Reroute and San Clemente Dam Project has been implemented to address these and other issues and is expected to be completed by the end of 2015, which would result in the removal of San Clemente Dam (California American Water 2015). Thus, the proposed alignment would no longer be at risk of inundation from failure of this dam.

Los Padres Dam, constructed in 1949, is a 148-foot-high earthen dam located 25 miles from the Pacific Ocean on the Carmel River. The dam's capacity has also been significantly reduced due to sediment accumulation; however, no public safety risks have been identified. The dam is owned and maintained by California American Water and regulated by the CDWR Division of Safety of Dams, which routinely inspects the dam to ensure public safety (CDWR 2015). Therefore, the risk of inundation due to dam failure is considered to be low. Furthermore, the project does not propose the construction of any habitable structures. Therefore, this impact would be less than significant.

(j)

The project site is located in an area identified in the City's General Plan as an "Extreme Tsunami Run-Up Area," which is an area subject to risk for waves between 21 and 45 feet above mean sea level. Given the project's use as a pedestrian and bicycle path, there is not a substantial risk of injury or death from tsunamis associated with the project. Because of the topography of the area, there would not be a substantial risk from seiche or mudflows. This would be a less than significant impact.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. LAND USE AND PLANNING. Would the project:</b>				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

**Discussion**

(a)

The project proposes the construction of a pedestrian and bicycle path that would enhance accessibility in the community. There would be no impact.

(b)

The segment of the proposed alignment that passes through the Carmel Mission property is zoned by the City of Carmel as Improved Parklands (P-2) with a Park Overlay. Standards for land use and design are established in the Larson Athletic Field Specific Plan. All remaining segments of the alignment are within the jurisdiction of Monterey County. The City’s Improved Parklands zone and the applicable Specific Plan permit new park and recreation facilities such as the proposed path through approval of a Conditional Use Permit (section 17.15.370).

The County has zoned the property as Medium Density Residential, which allows installation of public circulation improvements with approval of a Coastal Development Permit. The project would also require an encroachment permit for the trail connection to Ladera Drive. With approved permits from both jurisdictions, the project would be consistent with both the City’s and the County’s zoning requirements.

The proposed project would be consistent with the City’s Open Space and Conservation Element goals and policies, which call for the City to provide accessible, safe, and well-maintained parks, open space, and active recreation facilities.

The project would also be consistent with the City’s Local Coastal Program, which consists of the Land Use, Circulation, Coastal Access and Recreation, and Coastal Resource Management elements of the General Plan, by improving access to the shoreline through development of an improved path segment. Specifically, the project would help implement General Plan Policy P4-10, which calls for the City to coordinate with Monterey County to establish a continuous coastal path through Carmel that links Rio Park, Carmel Point, the Beach Bluff Pathway, and the path network in Del Monte Forest.

## Rio Park/Larsen Field Pathway

Based on the preceding analysis, the proposed project is considered to be consistent with applicable land use plans, policies, and regulations. This impact would be less than significant.

(c)

There are currently no adopted or proposed habitat conservation plans, natural community conservation plans, or other approved local, regional, or state habitat conservation plans that affect the proposed project. Therefore, no conflict would occur, and there would be no impact.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. MINERAL RESOURCES. Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

**Discussion**

According to the City’s General Plan, there are no known mineral resources located in Carmel-by-the-Sea. Therefore, the project will have no impact on mineral resources.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. NOISE. Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) Substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**Discussion**

(a)

The proposed project consists of a pedestrian and bicycle path. Operation of this path would result in minimal noise as pedestrians and cyclists periodically pass along the path. Such noise would be similar to that generated at the adjacent residential and school uses and would not expose any persons to noise in excess of applicable City or County noise standards. There would be no substantial permanent increase in noise levels. Therefore, there would be no impact.

(b)

Groundborne vibrations and noise can result from both construction and grading activities. The proposed project would involve only minor grading and limited construction activities. Thus, it is not anticipated that any unusual grading equipment or blasting would be required which could create excessive groundborne vibration. While some localized vibrations may occur during grading and heavy equipment use, such vibrations are expected to be minor and would not affect the closest sensitive receptors (i.e., the residential neighborhood to the southeast and the

school to the north). Once the project is completed, no excessive ground vibrations or noises would occur. This impact would be less than significant.

(c, d)

Temporary noise impacts would occur as a result of construction-related activities, which could affect sensitive receptors in the vicinity. These include the existing residential neighborhoods to the southeast and northwest and the elementary school to the north. However, proposed grading and construction activities would be minor and of short duration. Furthermore, the project would be subject to Carmel Municipal Code Section 15.08.180 (Hours of Construction), which limits construction to between the hours of 8:00 a.m. and 6:30 p.m. Monday through Saturday, unless other specified hours are approved or required by the Building Official or the Director of the Department of Community Planning and Building. The term “hours of construction” is defined as all times when contractors, work crews, or other persons associated with the project are present on the property and engaged in activities related to or including construction. Compliance with this code section would limit construction noise to the less sensitive daytime hours and reduce effects at adjacent sensitive receptors. Therefore, the proposed project would not result in the exposure of persons to or generation of temporary construction-related noise levels in excess of applicable City or County standards. This impact would be less than significant.

(e, f)

The project site is not located within 2 miles of a public or private airport. Therefore, there would be no impact.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. POPULATION AND HOUSING. Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**Discussion**

(a–c)

The proposed project is a multi-use pathway that would not result in an increased number of housing units or population. There would be no impact.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physical altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:</b>				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

**Discussion**

(a–e)

The proposed project is a multi-use pathway that would not add population or other land uses which would increase demand on public services. Therefore, it would not result in physical impacts associated with the provision of new or physically altered government facilities. There would be no impact related to public services.

<b>ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. RECREATION. Would the project:</b>				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

**Discussion**

(a, b)

The proposed project would expand recreational opportunities for city and county residents by constructing a new publicly accessible pedestrian and bicycle path. Thus, the project would not result in the physical deterioration of any parks or recreational facilities. Project construction activities, including fence installation and relocation of existing batting cages, could interfere with regular use of the baseball diamonds at Larson Field. However, these activities would be of short duration and would not permanently affect the operation of this facility. Therefore, the project would have a beneficial impact on recreation.

Impacts associated with construction of the proposed path are assumed as part of the proposed project and are addressed throughout this Initial Study. Potential impacts include disturbance of biological and/or cultural resources, temporary air emissions, soil erosion and water quality degradation, handling of hazardous materials, temporary construction noise, and temporary construction traffic. Each of these potential impacts has been determined to be less than significant with implementation of the mitigation measures provided in this document.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. TRANSPORTATION/TRAFFIC. Would the project:</b>				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (for example, sharp curves or dangerous intersections) or incompatible uses (for example, farm equipment)?		X		
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs supporting regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

In April through July, 2015, data collection and a traffic analysis was performed for the proposed project by Hatch Mott MacDonald, which was timed to take school traffic into consideration. The analysis evaluated traffic safety issues at the proposed path’s two street junctions—Rio Road and Lasuen Drive—including connectivity to other pedestrian and bicycle facilities, signing, markings, and street crossing controls. The traffic analysis report is provided as **Appendix C** to this IS/MND.

### Existing Setting

Rio Road is a two-lane arterial street near the project site and carries about 10,000 vehicles per day. Rio Road extends between Val Verde Drive, east of Highway 1, to Ridgewood Road, west of Highway 1, where it continues into the downtown area as Junipero Avenue. Rio Road is a designated Class III bike route in Carmel.

At the project site, Rio Road is two lanes wide with shoulders of varying width. There is an existing sidewalk on the south side of the roadway that begins about 90 feet east of the proposed Rio Road terminus of the path and ends at Mission Fields Road. The posted speed limit on Rio Road at the proposed terminus of the trail is 25 miles per hour. A marked crosswalk is provided across the roadway on the west leg of the Rio Road/Ladera Drive intersection, which is located about 325 feet west of the proposed Rio Road trail terminus. The Larson Field security fence located at the Rio Road terminus of the trail is covered with vegetation.

Lasuen Drive is a two-lane local street with shoulders of limited width that extends from Rio Road to the western driveway serving the Carmel Mission. At the Carmel Mission west driveway, Lasuen Drive turns sharply and continues west as Dolores Street. Lasuen Drive-Dolores Street-15<sup>th</sup> Avenue is a designated Class III bike route in Carmel.

Intersection traffic operations are evaluated based on the level of service concept. Level of service is a qualitative description of an intersection and roadway's operation, ranging from LOS A to LOS F. LOS A represents free flow uncongested traffic conditions. LOS F represents highly congested traffic conditions with unacceptable delay to vehicles on the road segments and at intersections. The intermediate levels of service represent incremental levels of congestion and delay between these two extremes.

Intersection turning movement counts were conducted on Wednesday, May 27, 2015, to determine the existing peak-hour intersection volumes at the Rio Road/Atherton Drive and Lasuen Drive-Dolores Street/Carmel Mission/Mission Ranch Driveway intersections. The counts were conducted during the AM and PM peak commute hours (7–9 a.m. and 4–6 p.m.) and during the afternoon peak period associated with school dismissal (2–4 p.m.). The Rio Road/Atherton Drive and Lasuen Drive-Dolores Street/Carmel Mission/Mission Ranch Driveway intersections currently operate at level of service (LOS) A with no worse than LOS C operations on the minor street stop-controlled approach to the major street during the three peak hours.

### Discussion

(a, b)

The proposed project consists of a Class I pedestrian and bicycle path. Thus, project implementation would not add vehicles to area roadways and would not result in a decline of service at area intersections or otherwise adversely affect traffic operations. The proposed trail is short (approximately 1,420 feet in length) and would not provide access to a larger trail system or specific destination or attraction. As such, the trail itself is not anticipated to attract measurable numbers of day users or serious recreationalists who would drive private vehicles to the trailheads. For these reasons, this impact would be less than significant. Refer to Item (d) regarding potential conflicts with pedestrians and bicycles and automobiles.

(c)

The proposed project consists of a pedestrian and bicycle path and would have no impact on air traffic patterns.

(d)

Rio Road Terminus

The project currently includes the construction of a new paved pathway on the south side of Rio Road from the city limits boundary on the east side of Larson Field to the easternmost driveway serving Larson Field. Vegetation located on the south side of Rio Road would need to be cleared at least partially to install this path, which would serve to connect the trail to the proposed crosswalk west of Atherton Drive.

The crosswalk across Rio Road is currently proposed to be located on the west side of the Atherton Drive intersection leg. This configuration would allow pedestrians and bicyclists accessing the trail from the west on Rio Road or Atherton Drive and pedestrians and bicyclists exiting the trail with destinations to the west to avoid crossing the Atherton Drive approach to Rio Road. In addition, the crosswalk is located at the existing transit stops located on each side of Rio Road.

The location of the crosswalk would result in two-way bicycle usage on the paved pathway between the trail terminus and the crosswalk, in an area of limited right of way. The traffic analysis recommends that the proposed sidewalk on the south side of Rio Road be constructed to a width of at least 10 feet to provide two-way pedestrian and bicycle travel if the original design and crosswalk location is pursued. As an alternative, locating the crosswalk on the east side of the Rio Road/Atherton Drive intersection should be considered. This would allow westbound pedestrian and bicycle traffic exiting the trail and pedestrian and bicycle traffic arriving from the west destined to the trail to cross near the trail terminus. In this case, the new pathway along Rio Road could be designed with a standard width. Implementation of mitigation measure **TRANS-1** would require these recommendations to be incorporated into project designs.

Lasuen Drive Terminus

Given the restricted sight distance at the Lasuen Drive-Dolores Street intersection with the proposed trail terminus, the trail plan includes the installation of a crosswalk across Lasuen Drive about 100 feet north of the street trail intersection. The traffic analysis recommends that the crosswalk be located to provide adequate stopping sight distance for motorists approaching the crosswalk in each direction on Lasuen Drive-Dolores Street. The crosswalk installation should include advance crosswalk warning signs on each approach as well as a combined Bicycle/Pedestrian (W11-15) sign at the crossing location.

The crosswalk and directional sign on Lasuen Drive would create two-way bicycle and pedestrian travel on the east side of the street between the crosswalk and the trail entrance. The traffic analysis recommends separating this bicycle and pedestrian traffic from the adjacent northbound vehicle traffic by installing a bicycle lane for this limited stretch of roadway. Space for this lane can be accommodated by eliminating the existing parking along the eastern edge of Lasuen Drive in front of Junipero Serra School. This is an area with a wide right of way where informal, unmarked parking occurs. Lasuen Drive-Dolores Street-15<sup>th</sup> Avenue is designated in the Carmel General Plan as a Class III bikeway (bike route).

Class III bikeways are shared facilities that are established by placing bike route signs along the roadway. The traffic analysis recommends that shared lane roadway markings be installed on the route to enhance the Lasuen Drive-Dolores Street-15<sup>th</sup> Avenue bike route. To address this recommendation, the City is proposing appropriate signage that is directly related to the

function and safety of the trail. The recommendations for signage beyond the project boundaries would not be related to project impacts and would not be in the City's jurisdiction.

Because the traffic analysis identified potential safety hazards for cyclists and pedestrians requiring design modifications, this impact would be potentially significant. Implementation of mitigation measure **TRAN-1** would reduce this impact to a less than significant level by requiring incorporation of the recommended measures into project designs, thereby minimizing potential safety hazards.

In addition, there are no measureable safety concerns between a paved asphalt pathway and a decomposed granite (DG) path. A well constructed DG pathway would likely reduce the speeds of cyclists using the facility, and would not present any unique safety hazards for users. During wet weather, a DG path surface may deter use by cyclists compared to an asphalt surface.

(e)

The proposed project would not interfere with emergency access in the project area. The project would instead result in improvements at both its Rio Road terminus and its Lasuen Drive terminus to improve access and safety. At the Rio Road terminus, the project would involve the removal of fencing and vegetation to improve access to the project site. At the Lasuen Drive terminus, the project would include widening of the entrance/exit at the adjacent parking lot as well as improvements to fencing, pavement, and signage to better delineate and separate vehicle traffic from pedestrian and bicycle traffic. The trail would be accessible to emergency responder vehicles at multiple points along the trail through vehicle gates (see **Figure 2a**).

(f)

See subsection 10, Land Use and Planning, Issue b. The proposed project is considered to be consistent with applicable land use plans, policies, and regulations. As a new pedestrian/bicycle path segment that would improve circulation in the area, the project would support the City's and County's plans and policies regarding pedestrian and bicycle facilities. With implementation of mitigation measure **TRAN-1**, the project would also improve the performance and safety of these facilities.

#### Mitigation Measures

##### **TRAN-1**

Pedestrian and Cyclist Safety Design Measures. The City shall incorporate the following recommended design modifications contained in the Rio Park-Larson Field Trail Traffic Analysis prepared by Hatch Mott MacDonald, and provided as **Appendix C**.

##### Rio Road Terminus

1. Construct the proposed all-weather path on the south side of Rio Road to accommodate two-way bicycle traffic between the trail entry and the crosswalk at Atherton Drive.

##### Lasuen Drive Access

1. Locate the crosswalk across Lasuen Drive to provide adequate stopping sight distance for motorists approaching the crosswalk in each direction on Lasuen Drive-Dolores Street. The crosswalk installation shall include advance crosswalk warning signs on each approach as well as a combined Bicycle/Pedestrian (W11-15) sign at the crossing location.

2. Install a two-way bicycle lane on the east side of Lasuen Drive between the new crosswalk and the new trail to delineate the area for two-way cycling on the east side of Lasuen Drive.
3. Install shared roadway markings on the Lasuen Drive-Dolores Street bike route in consultation with Monterey County RMA-Public Works. Markings shall be limited to locations along Lasuen Drive, and for approximately one block along Dolores Street.

Timing/Implementation: Prior to approval of improvement plans

Monitoring/Enforcement: City of Carmel-by-the-Sea Public Works Department

<b>ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion</b>	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. UTILITIES AND SERVICE SYSTEMS. Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project projected demand in addition to the provider’s existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Discussion**

(a–g)

The proposed project is multi-use pathway that would not add population or other land uses that would increase demand on public utilities and service systems. There would be no impact related to public utilities.

ENVIRONMENTAL IMPACTS Issues, Analysis and Discussion	Potentially Significant Issues	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. MANDATORY FINDINGS OF SIGNIFICANCE. Does the project:</b>				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X		
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X

**Discussion**

(a)

With mitigation incorporated, the proposed project would not result in any significant impacts. As discussed in subsection 4, Biological Resources, after mitigation, the proposed project would result in less than significant impacts to species identified as candidate, sensitive, or special-status species, on any riparian habitat or other sensitive natural community, and on federally protected wetlands and would not conflict with local policies and ordinances protecting biological resources. Similarly, as discussed in subsection 5, Cultural Resources, after mitigation, the proposed project would result in less than significant impacts to human remains, archaeological resources, and paleontological resources.

(b)

A significant impact may occur if the project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately but would be significant when viewed together. When considering the proposed project in combination with other past, present, and reasonably foreseeable future projects in the vicinity of the project site, the proposed project does not have the potential to cause impacts that are cumulatively

considerable. As detailed in the above discussions, the proposed project would not result in any significant and unmitigable impacts in any environmental categories. In all cases, the impacts associated with the project are limited to the project site or area of such a negligible degree that they would not result in a significant contribution to any cumulative impacts.

(c)

The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly, once mitigation measures are implemented. While a number of the proposed project's impacts were identified as having a potential to significantly impact humans, with implementation of the identified mitigation measures and standard requirements, these impacts are expected to be less than significant. With implementation of the identified measures, the proposed project would not be expected to cause significant adverse impacts to humans. All significant impacts are avoidable, and the City of Carmel-by-the-Sea would ensure that measures imposed to protect human beings are fully implemented.

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### **III. DETERMINATION**

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### III. Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a potentially significant or a potentially significant unless impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

\_\_\_\_\_  
 Marc Wiener, Senior Planner  
 City of Carmel-by-the-Sea

Date: \_\_\_\_\_

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## **IV. REFERENCES**

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Rio Park/Larsen Field Pathway

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# CITY OF CARMEL-BY-THE-SEA

## RIO PARK/LARSON FIELD PATHWAY PROJECT

DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

VOLUME II: APPENDICES

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CITY OF CARMEL-BY-THE-SEA

P.O. BOX G  
E/S MONTE VERDE BETWEEN OCEAN AND 7<sup>TH</sup>  
CARMEL, CA 93921

*Prepared by:*

**Michael Baker**  
INTERNATIONAL

60 GARDEN COURT, SUITE 230  
MONTEREY, CA 93940

**SEPTEMBER 2015**



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**CITY OF CARMEL-BY-THE-SEA**  
**RIO PARK/ LARSON FIELD PATHWAY PROJECT**  
DRAFT INITIAL STUDY/  
MITIGATED NEGATIVE DECLARATION  
VOLUME II: APPENDICES

---

*Prepared for:*



CITY OF CARMEL-BY-THE-SEA  
P.O. BOX G  
E/S MONTE VERDE BETWEEN OCEAN AND 7TH  
CARMEL, CA 93921

*Prepared by:*

**Michael Baker**

**INTERNATIONAL**

60 GARDEN COURT, SUITE 230  
MONTEREY, CA 93940

**SEPTEMBER 2015**



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Appendix A3 Biological Resources – Species Summary Table

Appendix B Archaeological Records Search and Site Reconnaissance

Appendix C Traffic Analysis



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## **APPENDICES**

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# Appendix A1

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Biological Resources - Database Query Results

Michael Baker International



**CNDDDB 9-Quad Species List** 234 records.

Element Type	Scientific Name	Common Name	Element Code	Federal Status	State Status	CDFW Status	CA Rare Plant Rank	Quad Code	Quad Name	Data Status	Taxonomic Sort
Animals - Amphibians	Ambystoma californiense	California tiger salamander	AAAAA01180	Threatened	Threatened	SSC	-	3612147	Mt. Carmel	Mapped and Unprocessed	Animals - Amphibians - Ambystomatidae - Ambystoma californiense
Animals - Amphibians	Ambystoma californiense	California tiger salamander	AAAAA01180	Threatened	Threatened	SSC	-	3612157	Seaside	Mapped and Unprocessed	Animals - Amphibians - Ambystomatidae - Ambystoma californiense
Animals - Amphibians	Ambystoma californiense	California tiger salamander	AAAAA01180	Threatened	Threatened	SSC	-	3612158	Monterey	Mapped and Unprocessed	Animals - Amphibians - Ambystomatidae - Ambystoma californiense
Animals - Amphibians	Ambystoma californiense	California tiger salamander	AAAAA01180	Threatened	Threatened	SSC	-	3612167	Marina	Mapped	Animals - Amphibians - Ambystomatidae - Ambystoma californiense
Animals - Amphibians	Batrachoseps luciae	Santa Lucia slender salamander	AAAAD02160	None	None	-	-	3612158	Monterey	Unprocessed	Animals - Amphibians - Plethodontidae - Batrachoseps luciae
Animals - Amphibians	Rana draytonii	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3612158	Monterey	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana draytonii
Animals - Amphibians	Rana draytonii	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3612157	Seaside	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana draytonii
Animals - Amphibians	Rana draytonii	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3612147	Mt. Carmel	Mapped and Unprocessed	Animals - Amphibians - Ranidae - Rana draytonii
Animals - Amphibians	Rana draytonii	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3612148	Soberanes Point	Mapped	Animals - Amphibians - Ranidae - Rana draytonii
Animals - Amphibians	Rana draytonii	California red-legged frog	AAABH01022	Threatened	None	SSC	-	3612167	Marina	Mapped	Animals - Amphibians - Ranidae - Rana draytonii
Animals - Amphibians	Taricha torosa	Coast Range newt	AAAAF02032	None	None	SSC	-	3612147	Mt. Carmel	Unprocessed	Animals - Amphibians - Salamandridae - Taricha torosa
Animals - Amphibians	Taricha torosa	Coast Range newt	AAAAF02032	None	None	SSC	-	3612157	Seaside	Unprocessed	Animals - Amphibians - Salamandridae - Taricha torosa
Animals - Amphibians	Taricha torosa	Coast Range newt	AAAAF02032	None	None	SSC	-	3612158	Monterey	Unprocessed	Animals - Amphibians - Salamandridae - Taricha torosa
Animals - Birds	Buteo regalis	ferruginous hawk	ABNKC19120	None	None	WL	-	3612167	Marina	Mapped	Animals - Birds - Accipitridae - Buteo regalis
Animals - Birds	Circus cyaneus	northern harrier	ABNKC11010	None	None	SSC	-	3612167	Marina	Unprocessed	Animals - Birds - Accipitridae - Circus cyaneus
Animals - Birds	Eremophila alpestris actia	California horned lark	ABPAT02011	None	None	WL	-	3612167	Marina	Mapped	Animals - Birds - Alaudidae - Eremophila alpestris actia
Animals - Birds	Ptychoramphus aleuticus	Cassin's auklet	ABNNN08010	None	None	SSC	-	3612167	Marina	Unprocessed	Animals - Birds - Alcidae - Ptychoramphus aleuticus

Animals - Birds	Cypseloides niger	black swift	ABNUA01010	None	None	SSC	-	3612158	Monterey	Mapped	Animals - Birds - Apodidae - Cypseloides niger
Animals - Birds	Charadrius alexandrinus nivosus	western snowy plover	ABNNB03031	Threatened	None	SSC	-	3612158	Monterey	Mapped	Animals - Birds - Charadriidae - Charadrius alexandrinus nivosus
Animals - Birds	Charadrius alexandrinus nivosus	western snowy plover	ABNNB03031	Threatened	None	SSC	-	3612157	Seaside	Mapped	Animals - Birds - Charadriidae - Charadrius alexandrinus nivosus
Animals - Birds	Charadrius alexandrinus nivosus	western snowy plover	ABNNB03031	Threatened	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Birds - Charadriidae - Charadrius alexandrinus nivosus
Animals - Birds	Riparia riparia	bank swallow	ABPAU08010	None	Threatened	-	-	3612167	Marina	Mapped	Animals - Birds - Hirundinidae - Riparia riparia
Animals - Birds	Oceanodroma homochroa	ashy storm-petrel	ABNDC04030	None	None	SSC	-	3612148	Soberanes Point	Mapped	Animals - Birds - Hydrobatidae - Oceanodroma homochroa
Animals - Birds	Agelaius tricolor	tricolored blackbird	ABPBX0020	None	Endangered	SSC	-	3612147	Mt. Carmel	Mapped and Unprocessed	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Birds	Agelaius tricolor	tricolored blackbird	ABPBX0020	None	Endangered	SSC	-	3612157	Seaside	Mapped and Unprocessed	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Birds	Agelaius tricolor	tricolored blackbird	ABPBX0020	None	Endangered	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Birds - Icteridae - Agelaius tricolor
Animals - Birds	Lanius ludovicianus	loggerhead shrike	ABPBR01030	None	None	SSC	-	3612157	Seaside	Unprocessed	Animals - Birds - Laniidae - Lanius ludovicianus
Animals - Birds	Larus californicus	California gull	ABNNM03110	None	None	WL	-	3612167	Marina	Unprocessed	Animals - Birds - Laridae - Larus californicus
Animals - Birds	Setophaga petechia	yellow warbler	ABPBX03010	None	None	SSC	-	3612158	Monterey	Unprocessed	Animals - Birds - Parulidae - Setophaga petechia
Animals - Birds	Pelecanus occidentalis californicus	California brown pelican	ABNFC01021	Delisted	Delisted	FP	-	3612158	Monterey	Mapped and Unprocessed	Animals - Birds - Pelecanidae - Pelecanus occidentalis californicus
Animals - Birds	Pelecanus occidentalis californicus	California brown pelican	ABNFC01021	Delisted	Delisted	FP	-	3612148	Soberanes Point	Unprocessed	Animals - Birds - Pelecanidae - Pelecanus occidentalis californicus
Animals - Birds	Pelecanus occidentalis californicus	California brown pelican	ABNFC01021	Delisted	Delisted	FP	-	3612167	Marina	Unprocessed	Animals - Birds - Pelecanidae - Pelecanus occidentalis californicus
Animals - Birds	Rallus longirostris obsoletus	California clapper rail	ABNME05016	Endangered	Endangered	FP	-	3612158	Monterey	Unprocessed	Animals - Birds - Rallidae - Rallus longirostris obsoletus
Animals - Birds	Athene cunicularia	burrowing owl	ABNSB10010	None	None	SSC	-	3612158	Monterey	Mapped	Animals - Birds - Strigidae - Athene cunicularia
Animals - Birds	Athene cunicularia	burrowing owl	ABNSB10010	None	None	SSC	-	3612157	Seaside	Mapped	Animals - Birds - Strigidae - Athene cunicularia
Animals - Birds	Athene cunicularia	burrowing owl	ABNSB10010	None	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Birds - Strigidae - Athene cunicularia

Animals - Birds	<i>Strix occidentalis occidentalis</i>	California spotted owl	ABNSB12013	None	None	SSC	-	3612157	Seaside	Unprocessed	Animals - Birds - Strigidae - <i>Strix occidentalis occidentalis</i>
Animals - Birds	<i>Strix occidentalis occidentalis</i>	California spotted owl	ABNSB12013	None	None	SSC	-	3612148	Soberanes Point	Unprocessed	Animals - Birds - Strigidae - <i>Strix occidentalis occidentalis</i>
Animals - Birds	<i>Strix occidentalis occidentalis</i>	California spotted owl	ABNSB12013	None	None	SSC	-	3612147	Mt. Carmel	Unprocessed	Animals - Birds - Strigidae - <i>Strix occidentalis occidentalis</i>
Animals - Crustaceans	<i>Linderiella occidentalis</i>	California linderiella	ICBRA06010	None	None	-	-	3612157	Seaside	Mapped and Unprocessed	Animals - Crustaceans - Linderiellidae - <i>Linderiella occidentalis</i>
Animals - Crustaceans	<i>Linderiella occidentalis</i>	California linderiella	ICBRA06010	None	None	-	-	3612167	Marina	Mapped	Animals - Crustaceans - Linderiellidae - <i>Linderiella occidentalis</i>
Animals - Fish	<i>Eucyclogobius newberryi</i>	tidewater goby	AFCQN04010	Endangered	None	SSC	-	3612167	Marina	Mapped	Animals - Fish - Gobiidae - <i>Eucyclogobius newberryi</i>
Animals - Fish	<i>Oncorhynchus mykiss irideus</i>	steelhead - south/central California coast DPS	AFCHA0209H	Threatened	None	SSC	-	3612157	Seaside	Mapped	Animals - Fish - Salmonidae - <i>Oncorhynchus mykiss irideus</i>
Animals - Fish	<i>Oncorhynchus mykiss irideus</i>	steelhead - south/central California coast DPS	AFCHA0209H	Threatened	None	SSC	-	3612147	Mt. Carmel	Mapped	Animals - Fish - Salmonidae - <i>Oncorhynchus mykiss irideus</i>
Animals - Fish	<i>Oncorhynchus mykiss irideus</i>	steelhead - south/central California coast DPS	AFCHA0209H	Threatened	None	SSC	-	3612148	Soberanes Point	Mapped	Animals - Fish - Salmonidae - <i>Oncorhynchus mykiss irideus</i>
Animals - Fish	<i>Oncorhynchus mykiss irideus</i>	steelhead - south/central California coast DPS	AFCHA0209H	Threatened	None	SSC	-	3612158	Monterey	Mapped and Unprocessed	Animals - Fish - Salmonidae - <i>Oncorhynchus mykiss irideus</i>
Animals - Insects	<i>Euphilotes enoptes smithi</i>	Smith's blue butterfly	IILEPG2026	Endangered	None	-	-	3612158	Monterey	Mapped	Animals - Insects - Lycaenidae - <i>Euphilotes enoptes smithi</i>
Animals - Insects	<i>Euphilotes enoptes smithi</i>	Smith's blue butterfly	IILEPG2026	Endangered	None	-	-	3612148	Soberanes Point	Mapped	Animals - Insects - Lycaenidae - <i>Euphilotes enoptes smithi</i>
Animals - Insects	<i>Euphilotes enoptes smithi</i>	Smith's blue butterfly	IILEPG2026	Endangered	None	-	-	3612147	Mt. Carmel	Mapped	Animals - Insects - Lycaenidae - <i>Euphilotes enoptes smithi</i>
Animals - Insects	<i>Euphilotes enoptes smithi</i>	Smith's blue butterfly	IILEPG2026	Endangered	None	-	-	3612157	Seaside	Mapped and Unprocessed	Animals - Insects - Lycaenidae - <i>Euphilotes enoptes smithi</i>
Animals - Insects	<i>Euphilotes enoptes smithi</i>	Smith's blue butterfly	IILEPG2026	Endangered	None	-	-	3612167	Marina	Mapped and Unprocessed	Animals - Insects - Lycaenidae - <i>Euphilotes enoptes smithi</i>
Animals - Insects	<i>Danaus plexippus pop. 1</i>	monarch - California overwintering population	IILEPP2012	None	None	-	-	3612157	Seaside	Mapped and Unprocessed	Animals - Insects - Nymphalidae - <i>Danaus plexippus pop. 1</i>
Animals - Insects	<i>Danaus plexippus pop. 1</i>	monarch - California overwintering population	IILEPP2012	None	None	-	-	3612148	Soberanes Point	Mapped and Unprocessed	Animals - Insects - Nymphalidae - <i>Danaus plexippus pop. 1</i>
Animals - Insects	<i>Danaus plexippus pop. 1</i>	monarch - California overwintering population	IILEPP2012	None	None	-	-	3612158	Monterey	Mapped and Unprocessed	Animals - Insects - Nymphalidae - <i>Danaus plexippus pop. 1</i>

Animals - Insects	Coelus globosus	globose dune beetle	IICOL4A010	None	None	-	-	3612157	Seaside	Mapped	Animals - Insects - Tenebrionidae - Coelus globosus
Animals - Insects	Coelus globosus	globose dune beetle	IICOL4A010	None	None	-	-	3612158	Monterey	Mapped	Animals - Insects - Tenebrionidae - Coelus globosus
Animals - Mammals	Neotoma macrotis luciana	Monterey dusky-footed woodrat	AMAFF08083	None	None	SSC	-	3612167	Marina	Unprocessed	Animals - Mammals - Muridae - Neotoma macrotis luciana
Animals - Mammals	Neotoma macrotis luciana	Monterey dusky-footed woodrat	AMAFF08083	None	None	SSC	-	3612157	Seaside	Unprocessed	Animals - Mammals - Muridae - Neotoma macrotis luciana
Animals - Mammals	Reithrodontomys megalotis distichlis	Salinas harvest mouse	AMAFF02032	None	None	-	-	3612157	Seaside	Mapped	Animals - Mammals - Muridae - Reithrodontomys megalotis distichlis
Animals - Mammals	Reithrodontomys megalotis distichlis	Salinas harvest mouse	AMAFF02032	None	None	-	-	3612167	Marina	Mapped	Animals - Mammals - Muridae - Reithrodontomys megalotis distichlis
Animals - Mammals	Taxidea taxus	American badger	AMAJF04010	None	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Mammals - Mustelidae - Taxidea taxus
Animals - Mammals	Taxidea taxus	American badger	AMAJF04010	None	None	SSC	-	3612157	Seaside	Mapped	Animals - Mammals - Mustelidae - Taxidea taxus
Animals - Mammals	Callorhinus ursinus	northern fur-seal	AMAJC01010	None	None	-	-	3612167	Marina	Unprocessed	Animals - Mammals - Otariidae - Callorhinus ursinus
Animals - Mammals	Sorex ornatus salarius	Monterey shrew	AMABA01105	None	None	SSC	-	3612167	Marina	Unprocessed	Animals - Mammals - Soricidae - Sorex ornatus salarius
Animals - Mammals	Corynorhinus townsendii	Townsend's big-eared bat	AMACC08010	None	Candidate Threatened	SSC	-	3612148	Soberanes Point	Mapped	Animals - Mammals - Vespertilionidae - Corynorhinus townsendii
Animals - Mammals	Lasiurus cinereus	hoary bat	AMACC05030	None	None	-	-	3612158	Monterey	Mapped	Animals - Mammals - Vespertilionidae - Lasiurus cinereus
Animals - Mollusks	Haliotis cracherodii	black abalone	IMGASV2030	Endangered	None	-	-	3612158	Monterey	Unprocessed	Animals - Mollusks - Haliotidae - Haliotis cracherodii
Animals - Mollusks	Haliotis kamtschatkana	pinto abalone	IMGASV2040	None	None	-	-	3612158	Monterey	Unprocessed	Animals - Mollusks - Haliotidae - Haliotis kamtschatkana
Animals - Reptiles	Anniella pulchra nigra	black legless lizard	ARACC01011	None	None	SSC	-	3612158	Monterey	Mapped and Unprocessed	Animals - Reptiles - Anniellidae - Anniella pulchra nigra
Animals - Reptiles	Anniella pulchra nigra	black legless lizard	ARACC01011	None	None	SSC	-	3612157	Seaside	Mapped and Unprocessed	Animals - Reptiles - Anniellidae - Anniella pulchra nigra

Animals - Reptiles	Anniella pulchra nigra	black legless lizard	ARACC01011	None	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Reptiles - Anniellidae - Anniella pulchra nigra
Animals - Reptiles	Anniella pulchra pulchra	silvery legless lizard	ARACC01012	None	None	SSC	-	3612167	Marina	Mapped	Animals - Reptiles - Anniellidae - Anniella pulchra pulchra
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3612157	Seaside	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3612147	Mt. Carmel	Mapped	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Emys marmorata	western pond turtle	ARAAD02030	None	None	SSC	-	3612158	Monterey	Mapped and Unprocessed	Animals - Reptiles - Emydidae - Emys marmorata
Animals - Reptiles	Phrynosoma blainvillii	coast horned lizard	ARACF12100	None	None	SSC	-	3612158	Monterey	Unprocessed	Animals - Reptiles - Phrynosomatidae - Phrynosoma blainvillii
Animals - Reptiles	Phrynosoma blainvillii	coast horned lizard	ARACF12100	None	None	SSC	-	3612147	Mt. Carmel	Mapped	Animals - Reptiles - Phrynosomatidae - Phrynosoma blainvillii
Animals - Reptiles	Phrynosoma blainvillii	coast horned lizard	ARACF12100	None	None	SSC	-	3612157	Seaside	Unprocessed	Animals - Reptiles - Phrynosomatidae - Phrynosoma blainvillii
Animals - Reptiles	Phrynosoma blainvillii	coast horned lizard	ARACF12100	None	None	SSC	-	3612167	Marina	Mapped and Unprocessed	Animals - Reptiles - Phrynosomatidae - Phrynosoma blainvillii
Community - Terrestrial	Central Dune Scrub	Central Dune Scrub	CTT21320CA	None	None	-	-	3612167	Marina	Mapped	Community - Terrestrial - Central Dune Scrub
Community - Terrestrial	Central Dune Scrub	Central Dune Scrub	CTT21320CA	None	None	-	-	3612158	Monterey	Mapped	Community - Terrestrial - Central Dune Scrub
Community - Terrestrial	Central Maritime Chaparral	Central Maritime Chaparral	CTT37C20CA	None	None	-	-	3612158	Monterey	Mapped	Community - Terrestrial - Central Maritime Chaparral
Community - Terrestrial	Central Maritime Chaparral	Central Maritime Chaparral	CTT37C20CA	None	None	-	-	3612157	Seaside	Mapped	Community - Terrestrial - Central Maritime Chaparral
Community - Terrestrial	Central Maritime Chaparral	Central Maritime Chaparral	CTT37C20CA	None	None	-	-	3612148	Soberanes Point	Mapped	Community - Terrestrial - Central Maritime Chaparral
Community - Terrestrial	Central Maritime Chaparral	Central Maritime Chaparral	CTT37C20CA	None	None	-	-	3612167	Marina	Mapped	Community - Terrestrial - Central Maritime Chaparral
Community - Terrestrial	Monterey Cypress Forest	Monterey Cypress Forest	CTT83150CA	None	None	-	-	3612158	Monterey	Mapped	Community - Terrestrial - Monterey Cypress Forest

Community - Terrestrial	Monterey Pine Forest	Monterey Pine Forest	CTT83130CA	None	None	-	-	3612158	Monterey	Mapped	Community - Terrestrial - Monterey Pine Forest
Community - Terrestrial	Monterey Pine Forest	Monterey Pine Forest	CTT83130CA	None	None	-	-	3612148	Soberanes Point	Mapped	Community - Terrestrial - Monterey Pine Forest
Community - Terrestrial	Monterey Pine Forest	Monterey Pine Forest	CTT83130CA	None	None	-	-	3612157	Seaside	Mapped	Community - Terrestrial - Monterey Pine Forest
Community - Terrestrial	Monterey Pygmy Cypress Forest	Monterey Pygmy Cypress Forest	CTT83162CA	None	None	-	-	3612158	Monterey	Mapped	Community - Terrestrial - Monterey Pygmy Cypress Forest
Community - Terrestrial	Northern Bishop Pine Forest	Northern Bishop Pine Forest	CTT83121CA	None	None	-	-	3612158	Monterey	Mapped	Community - Terrestrial - Northern Bishop Pine Forest
Community - Terrestrial	Northern Coastal Salt Marsh	Northern Coastal Salt Marsh	CTT52110CA	None	None	-	-	3612167	Marina	Mapped	Community - Terrestrial - Northern Coastal Salt Marsh
Community - Terrestrial	Valley Needlegrass Grassland	Valley Needlegrass Grassland	CTT42110CA	None	None	-	-	3612157	Seaside	Mapped	Community - Terrestrial - Valley Needlegrass Grassland
Plants - Bryophytes	Tortula californica	California screw moss	NBMUS7L090	None	None	-	1B.2	3612148	Soberanes Point	Mapped	Plants - Bryophytes - Pottiaceae - Tortula californica
Plants - Lichens	Bryoria spiralifera	twisted horsehair lichen	NLTEST5460	None	None	-	1B.1	3612158	Monterey	Mapped	Plants - Lichens - Parmeliaceae - Bryoria spiralifera
Plants - Lichens	Ramalina thrausta	angel's hair lichen	NLLEC3S340	None	None	-	2B.1	3612158	Monterey	Mapped	Plants - Lichens - Ramalinaceae - Ramalina thrausta
Plants - Vascular	Allium hickmanii	Hickman's onion	PMLIL02140	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Alliaceae - Allium hickmanii
Plants - Vascular	Allium hickmanii	Hickman's onion	PMLIL02140	None	None	-	1B.2	3612167	Marina	Mapped	Plants - Vascular - Alliaceae - Allium hickmanii
Plants - Vascular	Allium hickmanii	Hickman's onion	PMLIL02140	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Alliaceae - Allium hickmanii
Plants - Vascular	Lomatium parvifolium	small-leaved lomatium	PDAPI1B1F0	None	None	-	4.2	3612167	Marina	Unprocessed	Plants - Vascular - Apiaceae - Lomatium parvifolium
Plants - Vascular	Lomatium parvifolium	small-leaved lomatium	PDAPI1B1F0	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Apiaceae - Lomatium parvifolium
Plants - Vascular	Lomatium parvifolium	small-leaved lomatium	PDAPI1B1F0	None	None	-	4.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Apiaceae - Lomatium parvifolium
Plants - Vascular	Perideridia gairdneri ssp. gairdneri	California Gairdner's yampah	PDAPI1N062	None	None	-	4.2	3612147	Mt. Carmel	Unprocessed	Plants - Vascular - Apiaceae - Perideridia gairdneri ssp. gairdneri
Plants - Vascular	Centromadia parryi ssp. congdonii	Congdon's tarplant	PDAST4R0P1	None	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Asteraceae - Centromadia parryi ssp. congdonii
Plants - Vascular	Ericameria fasciculata	Eastwood's goldenbush	PDAST3L080	None	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Asteraceae - Ericameria fasciculata

Plants - Vascular	<i>Ericameria fasciculata</i>	Eastwood's goldenbush	PDAST3L080	None	None	-	1B.1	3612147	Mt. Carmel	Mapped	Plants - Vascular - Asteraceae - <i>Ericameria fasciculata</i>
Plants - Vascular	<i>Ericameria fasciculata</i>	Eastwood's goldenbush	PDAST3L080	None	None	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Asteraceae - <i>Ericameria fasciculata</i>
Plants - Vascular	<i>Ericameria fasciculata</i>	Eastwood's goldenbush	PDAST3L080	None	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Asteraceae - <i>Ericameria fasciculata</i>
Plants - Vascular	<i>Lasthenia conjugens</i>	Contra Costa goldfields	PDAST5L040	Endangered	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Asteraceae - <i>Lasthenia conjugens</i>
Plants - Vascular	<i>Lasthenia conjugens</i>	Contra Costa goldfields	PDAST5L040	Endangered	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Asteraceae - <i>Lasthenia conjugens</i>
Plants - Vascular	<i>Layia carnosa</i>	beach layia	PDAST5N010	Endangered	Endangered	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Asteraceae - <i>Layia carnosa</i>
Plants - Vascular	<i>Malacothrix saxatilis</i> var. <i>arachnoidea</i>	Carmel Valley malacothrix	PDAST660C2	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Asteraceae - <i>Malacothrix saxatilis</i> var. <i>arachnoidea</i>
Plants - Vascular	<i>Malacothrix saxatilis</i> var. <i>arachnoidea</i>	Carmel Valley malacothrix	PDAST660C2	None	None	-	1B.2	3612147	Mt. Carmel	Mapped	Plants - Vascular - Asteraceae - <i>Malacothrix saxatilis</i> var. <i>arachnoidea</i>
Plants - Vascular	<i>Microseris paludosa</i>	marsh microseris	PDAST6E0D0	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Asteraceae - <i>Microseris paludosa</i>
Plants - Vascular	<i>Microseris paludosa</i>	marsh microseris	PDAST6E0D0	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Asteraceae - <i>Microseris paludosa</i>
Plants - Vascular	<i>Microseris paludosa</i>	marsh microseris	PDAST6E0D0	None	None	-	1B.2	3612167	Marina	Mapped	Plants - Vascular - Asteraceae - <i>Microseris paludosa</i>
Plants - Vascular	<i>Monolopia gracilens</i>	woodland woollythreads	PDAST6G010	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Asteraceae - <i>Monolopia gracilens</i>
Plants - Vascular	<i>Stebbinsoseris decipiens</i>	Santa Cruz microseris	PDAST6E050	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Asteraceae - <i>Stebbinsoseris decipiens</i>
Plants - Vascular	<i>Cryptantha rattanii</i>	Rattan's cryptantha	PDBOR0A2H0	None	None	-	4.3	3612158	Monterey	Unprocessed	Plants - Vascular - Boraginaceae - <i>Cryptantha rattanii</i>
Plants - Vascular	<i>Cryptantha rattanii</i>	Rattan's cryptantha	PDBOR0A2H0	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Boraginaceae - <i>Cryptantha rattanii</i>
Plants - Vascular	<i>Plagiobothrys chorisianus</i> var. <i>hickmanii</i>	Hickman's popcornflower	PDBOR0V062	None	None	-	4.2	3612157	Seaside	Unprocessed	Plants - Vascular - Boraginaceae - <i>Plagiobothrys chorisianus</i> var. <i>hickmanii</i>
Plants - Vascular	<i>Plagiobothrys uncinatus</i>	hooked popcornflower	PDBOR0V170	None	None	-	1B.2	3612147	Mt. Carmel	Mapped	Plants - Vascular - Boraginaceae - <i>Plagiobothrys uncinatus</i>
Plants - Vascular	<i>Erysimum ammophilum</i>	sand-loving wallflower	PDBRA16010	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Brassicaceae - <i>Erysimum ammophilum</i>

Plants - Vascular	Erysimum ammophilum	sand-loving wallflower	PDBRA16010	None	None	-	1B.2	3612167	Marina	Mapped and Unprocessed	Plants - Vascular - Brassicaceae - Erysimum ammophilum
Plants - Vascular	Erysimum menziesii	Menzies' wallflower	PDBRA160R0	Endangered	Endangered	-	1B.1	3612167	Marina	Mapped and Unprocessed	Plants - Vascular - Brassicaceae - Erysimum menziesii
Plants - Vascular	Erysimum menziesii	Menzies' wallflower	PDBRA160R0	Endangered	Endangered	-	1B.1	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Brassicaceae - Erysimum menziesii
Plants - Vascular	Hesperocyparis goveniana	Gowen cypress	PGCUP04031	Threatened	None	-	1B.2	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Cupressaceae - Hesperocyparis goveniana
Plants - Vascular	Hesperocyparis macrocarpa	Monterey cypress	PGCUP04060	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Cupressaceae - Hesperocyparis macrocarpa
Plants - Vascular	Arctostaphylos edmundsii	Little Sur manzanita	PDERI04260	None	None	-	1B.2	3612148	Soberanes Point	Mapped and Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos edmundsii
Plants - Vascular	Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	PDERI040J1	None	None	-	1B.2	3612148	Soberanes Point	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos hookeri ssp. hookeri
Plants - Vascular	Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	PDERI040J1	None	None	-	1B.2	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos hookeri ssp. hookeri
Plants - Vascular	Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	PDERI040J1	None	None	-	1B.2	3612157	Seaside	Mapped and Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos hookeri ssp. hookeri
Plants - Vascular	Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	PDERI040J1	None	None	-	1B.2	3612167	Marina	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos hookeri ssp. hookeri
Plants - Vascular	Arctostaphylos montereyensis	Toro manzanita	PDERI040R0	None	None	-	1B.2	3612167	Marina	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos montereyensis
Plants - Vascular	Arctostaphylos montereyensis	Toro manzanita	PDERI040R0	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos montereyensis
Plants - Vascular	Arctostaphylos pajaroensis	Pajaro manzanita	PDERI04100	None	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos pajaroensis
Plants - Vascular	Arctostaphylos pajaroensis	Pajaro manzanita	PDERI04100	None	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Ericaceae - Arctostaphylos pajaroensis
Plants - Vascular	Arctostaphylos pumila	sandmat manzanita	PDERI04180	None	None	-	1B.2	3612167	Marina	Mapped and Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos pumila
Plants - Vascular	Arctostaphylos pumila	sandmat manzanita	PDERI04180	None	None	-	1B.2	3612157	Seaside	Mapped and Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos pumila
Plants - Vascular	Arctostaphylos pumila	sandmat manzanita	PDERI04180	None	None	-	1B.2	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos pumila
Plants - Vascular	Arctostaphylos pumila	sandmat manzanita	PDERI04180	None	None	-	1B.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Ericaceae - Arctostaphylos pumila

Plants - Vascular	<i>Astragalus nuttallii</i> var. <i>nuttallii</i>	ocean bluff milk-vetch	PDFAB0F641	None	None	-	4.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Fabaceae - <i>Astragalus nuttallii</i> var. <i>nuttallii</i>
Plants - Vascular	<i>Astragalus nuttallii</i> var. <i>nuttallii</i>	ocean bluff milk-vetch	PDFAB0F641	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Fabaceae - <i>Astragalus nuttallii</i> var. <i>nuttallii</i>
Plants - Vascular	<i>Astragalus nuttallii</i> var. <i>nuttallii</i>	ocean bluff milk-vetch	PDFAB0F641	None	None	-	4.2	3612167	Marina	Unprocessed	Plants - Vascular - Fabaceae - <i>Astragalus nuttallii</i> var. <i>nuttallii</i>
Plants - Vascular	<i>Astragalus tener</i> var. <i>titi</i>	coastal dunes milk-vetch	PDFAB0F8R2	Endangered	Endangered	-	1B.1	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Fabaceae - <i>Astragalus tener</i> var. <i>titi</i>
Plants - Vascular	<i>Hosackia gracilis</i>	harlequin lotus	PDFAB2A0D0	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Fabaceae - <i>Hosackia gracilis</i>
Plants - Vascular	<i>Lupinus albifrons</i> var. <i>abramsii</i>	Abrams' lupine	PDFAB2B010	None	None	-	3.2	3612147	Mt. Carmel	Unprocessed	Plants - Vascular - Fabaceae - <i>Lupinus albifrons</i> var. <i>abramsii</i>
Plants - Vascular	<i>Lupinus tidestromii</i>	Tidestrom's lupine	PDFAB2B3Y0	Endangered	Endangered	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Fabaceae - <i>Lupinus tidestromii</i>
Plants - Vascular	<i>Trifolium buckwestiorum</i>	Santa Cruz clover	PDFAB402W0	None	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Fabaceae - <i>Trifolium buckwestiorum</i>
Plants - Vascular	<i>Trifolium buckwestiorum</i>	Santa Cruz clover	PDFAB402W0	None	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Fabaceae - <i>Trifolium buckwestiorum</i>
Plants - Vascular	<i>Trifolium hydrophilum</i>	saline clover	PDFAB400R5	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Fabaceae - <i>Trifolium hydrophilum</i>
Plants - Vascular	<i>Trifolium polyodon</i>	Pacific Grove clover	PDFAB402H0	None	Rare	-	1B.1	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Fabaceae - <i>Trifolium polyodon</i>
Plants - Vascular	<i>Trifolium polyodon</i>	Pacific Grove clover	PDFAB402H0	None	Rare	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Fabaceae - <i>Trifolium polyodon</i>
Plants - Vascular	<i>Trifolium polyodon</i>	Pacific Grove clover	PDFAB402H0	None	Rare	-	1B.1	3612147	Mt. Carmel	Unprocessed	Plants - Vascular - Fabaceae - <i>Trifolium polyodon</i>
Plants - Vascular	<i>Trifolium trichocalyx</i>	Monterey clover	PDFAB402J0	Endangered	Endangered	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Fabaceae - <i>Trifolium trichocalyx</i>
Plants - Vascular	<i>Monardella sinuata</i> ssp. <i>nigrescens</i>	northern curly-leaved monardella	PDLAM18162	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Lamiaceae - <i>Monardella sinuata</i> ssp. <i>nigrescens</i>
Plants - Vascular	<i>Monardella sinuata</i> ssp. <i>nigrescens</i>	northern curly-leaved monardella	PDLAM18162	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Lamiaceae - <i>Monardella sinuata</i> ssp. <i>nigrescens</i>
Plants - Vascular	<i>Monardella sinuata</i> ssp. <i>nigrescens</i>	northern curly-leaved monardella	PDLAM18162	None	None	-	1B.2	3612167	Marina	Mapped	Plants - Vascular - Lamiaceae - <i>Monardella sinuata</i> ssp. <i>nigrescens</i>

Plants - Vascular	Calochortus uniflorus	pink star-tulip	PMLIL0D1F0	None	None	-	4.2	3612167	Marina	Unprocessed	Plants - Vascular - Liliaceae - Calochortus uniflorus
Plants - Vascular	Fritillaria agrestis	stinkbells	PMLIL0V010	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Liliaceae - Fritillaria agrestis
Plants - Vascular	Fritillaria liliacea	fragrant fritillary	PMLIL0V0C0	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Liliaceae - Fritillaria liliacea
Plants - Vascular	Malacothamnus palmeri var. involucratus	Carmel Valley bush-mallow	PDMAL0Q0B1	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Malvaceae - Malacothamnus palmeri var. involucratus
Plants - Vascular	Malacothamnus palmeri var. involucratus	Carmel Valley bush-mallow	PDMAL0Q0B1	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Malvaceae - Malacothamnus palmeri var. involucratus
Plants - Vascular	Malacothamnus palmeri var. palmeri	Santa Lucia bush-mallow	PDMAL0Q0B5	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Malvaceae - Malacothamnus palmeri var. palmeri
Plants - Vascular	Sidalcea malachroides	maple-leaved checkerbloom	PDMAL110E0	None	None	-	4.2	3612158	Monterey	Mapped	Plants - Vascular - Malvaceae - Sidalcea malachroides
Plants - Vascular	Sidalcea malachroides	maple-leaved checkerbloom	PDMAL110E0	None	None	-	4.2	3612147	Mt. Carmel	Mapped	Plants - Vascular - Malvaceae - Sidalcea malachroides
Plants - Vascular	Sidalcea malachroides	maple-leaved checkerbloom	PDMAL110E0	None	None	-	4.2	3612148	Soberanes Point	Mapped	Plants - Vascular - Malvaceae - Sidalcea malachroides
Plants - Vascular	Clarkia jolonensis	Jolon clarkia	PDONA050L0	None	None	-	1B.2	3612148	Soberanes Point	Mapped	Plants - Vascular - Onagraceae - Clarkia jolonensis
Plants - Vascular	Clarkia jolonensis	Jolon clarkia	PDONA050L0	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Onagraceae - Clarkia jolonensis
Plants - Vascular	Clarkia jolonensis	Jolon clarkia	PDONA050L0	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Onagraceae - Clarkia jolonensis
Plants - Vascular	Clarkia lewisii	Lewis' clarkia	PDONA050N0	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Onagraceae - Clarkia lewisii
Plants - Vascular	Clarkia lewisii	Lewis' clarkia	PDONA050N0	None	None	-	4.3	3612158	Monterey	Unprocessed	Plants - Vascular - Onagraceae - Clarkia lewisii
Plants - Vascular	Clarkia lewisii	Lewis' clarkia	PDONA050N0	None	None	-	4.3	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Onagraceae - Clarkia lewisii
Plants - Vascular	Clarkia lewisii	Lewis' clarkia	PDONA050N0	None	None	-	4.3	3612147	Mt. Carmel	Unprocessed	Plants - Vascular - Onagraceae - Clarkia lewisii
Plants - Vascular	Clarkia lewisii	Lewis' clarkia	PDONA050N0	None	None	-	4.3	3612167	Marina	Unprocessed	Plants - Vascular - Onagraceae - Clarkia lewisii
Plants - Vascular	Ophioglossum californicum	California adder's-tongue	PPOPH020G0	None	None	-	4.2	3612157	Seaside	Unprocessed	Plants - Vascular - Ophioglossaceae - Ophioglossum californicum
Plants - Vascular	Piperia michaelii	Michael's rein orchid	PMORC1X110	None	None	-	4.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Orchidaceae - Piperia michaelii
Plants - Vascular	Piperia michaelii	Michael's rein orchid	PMORC1X110	None	None	-	4.2	3612167	Marina	Unprocessed	Plants - Vascular - Orchidaceae - Piperia michaelii
Plants - Vascular	Piperia michaelii	Michael's rein orchid	PMORC1X110	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Orchidaceae - Piperia michaelii

Plants - Vascular	<i>Piperia yadonii</i>	Yadon's rein orchid	PMORC1X070	Endangered	None	-	1B.1	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Orchidaceae - <i>Piperia yadonii</i>
Plants - Vascular	<i>Piperia yadonii</i>	Yadon's rein orchid	PMORC1X070	Endangered	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Orchidaceae - <i>Piperia yadonii</i>
Plants - Vascular	<i>Piperia yadonii</i>	Yadon's rein orchid	PMORC1X070	Endangered	None	-	1B.1	3612148	Soberanes Point	Mapped	Plants - Vascular - Orchidaceae - <i>Piperia yadonii</i>
Plants - Vascular	<i>Piperia yadonii</i>	Yadon's rein orchid	PMORC1X070	Endangered	None	-	1B.1	3612157	Seaside	Mapped and Unprocessed	Plants - Vascular - Orchidaceae - <i>Piperia yadonii</i>
Plants - Vascular	<i>Castilleja ambigua</i> var. <i>insalutata</i>	pink Johnny-nip	PDSCR0D403	None	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Orobanchaceae - <i>Castilleja ambigua</i> var. <i>insalutata</i>
Plants - Vascular	<i>Castilleja ambigua</i> var. <i>insalutata</i>	pink Johnny-nip	PDSCR0D403	None	None	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Orobanchaceae - <i>Castilleja ambigua</i> var. <i>insalutata</i>
Plants - Vascular	<i>Castilleja latifolia</i>	Monterey Coast paintbrush	PDSCR0D1P0	None	None	-	4.3	3612158	Monterey	Unprocessed	Plants - Vascular - Orobanchaceae - <i>Castilleja latifolia</i>
Plants - Vascular	<i>Castilleja latifolia</i>	Monterey Coast paintbrush	PDSCR0D1P0	None	None	-	4.3	3612167	Marina	Unprocessed	Plants - Vascular - Orobanchaceae - <i>Castilleja latifolia</i>
Plants - Vascular	<i>Castilleja latifolia</i>	Monterey Coast paintbrush	PDSCR0D1P0	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Orobanchaceae - <i>Castilleja latifolia</i>
Plants - Vascular	<i>Castilleja latifolia</i>	Monterey Coast paintbrush	PDSCR0D1P0	None	None	-	4.3	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Orobanchaceae - <i>Castilleja latifolia</i>
Plants - Vascular	<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>	seaside bird's-beak	PDSCR0J0P2	None	Endangered	-	1B.1	3612148	Soberanes Point	Mapped and Unprocessed	Plants - Vascular - Orobanchaceae - <i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>
Plants - Vascular	<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>	seaside bird's-beak	PDSCR0J0P2	None	Endangered	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Orobanchaceae - <i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>
Plants - Vascular	<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>	seaside bird's-beak	PDSCR0J0P2	None	Endangered	-	1B.1	3612167	Marina	Mapped and Unprocessed	Plants - Vascular - Orobanchaceae - <i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>
Plants - Vascular	<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>	seaside bird's-beak	PDSCR0J0P2	None	Endangered	-	1B.1	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Orobanchaceae - <i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>
Plants - Vascular	<i>Pinus radiata</i>	Monterey pine	PGPIN040V0	None	None	-	1B.1	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Pinaceae - <i>Pinus radiata</i>
Plants - Vascular	<i>Pinus radiata</i>	Monterey pine	PGPIN040V0	None	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Pinaceae - <i>Pinus radiata</i>
Plants - Vascular	<i>Pinus radiata</i>	Monterey pine	PGPIN040V0	None	None	-	1B.1	3612148	Soberanes Point	Mapped	Plants - Vascular - Pinaceae - <i>Pinus radiata</i>
Plants - Vascular	<i>Collinsia multicolor</i>	San Francisco collinsia	PDSCR0H0B0	None	None	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Plantaginaceae - <i>Collinsia multicolor</i>
Plants - Vascular	<i>Eriastrum virgatum</i>	virgate eriastrum	PDPLM030D0	None	None	-	4.3	3612158	Monterey	Unprocessed	Plants - Vascular - Polemoniaceae - <i>Eriastrum virgatum</i>

Plants - Vascular	Eriastrum virgatum	virgate eriastrum	PDPLM030D0	None	None	-	4.3	3612167	Marina	Unprocessed	Plants - Vascular - Polemoniaceae - Eriastrum virgatum
Plants - Vascular	Eriastrum virgatum	virgate eriastrum	PDPLM030D0	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Polemoniaceae - Eriastrum virgatum
Plants - Vascular	Gilia tenuiflora ssp. arenaria	Monterey gilia	PDPLM041P2	Endangered	Threatened	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Polemoniaceae - Gilia tenuiflora ssp. arenaria
Plants - Vascular	Gilia tenuiflora ssp. arenaria	Monterey gilia	PDPLM041P2	Endangered	Threatened	-	1B.2	3612167	Marina	Mapped and Unprocessed	Plants - Vascular - Polemoniaceae - Gilia tenuiflora ssp. arenaria
Plants - Vascular	Gilia tenuiflora ssp. arenaria	Monterey gilia	PDPLM041P2	Endangered	Threatened	-	1B.2	3612158	Monterey	Mapped	Plants - Vascular - Polemoniaceae - Gilia tenuiflora ssp. arenaria
Plants - Vascular	Leptosiphon grandiflorus	large-flowered leptosiphon	PDPLM090K0	None	None	-	4.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Polemoniaceae - Leptosiphon grandiflorus
Plants - Vascular	Chorizanthe douglasii	Douglas' spineflower	PDPGN040A0	None	None	-	4.3	3612147	Mt. Carmel	Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe douglasii
Plants - Vascular	Chorizanthe douglasii	Douglas' spineflower	PDPGN040A0	None	None	-	4.3	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe douglasii
Plants - Vascular	Chorizanthe douglasii	Douglas' spineflower	PDPGN040A0	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe douglasii
Plants - Vascular	Chorizanthe douglasii	Douglas' spineflower	PDPGN040A0	None	None	-	4.3	3612158	Monterey	Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe douglasii
Plants - Vascular	Chorizanthe douglasii	Douglas' spineflower	PDPGN040A0	None	None	-	4.3	3612167	Marina	Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe douglasii
Plants - Vascular	Chorizanthe pungens var. pungens	Monterey spineflower	PDPGN040M2	Threatened	None	-	1B.2	3612167	Marina	Mapped and Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe pungens var. pungens
Plants - Vascular	Chorizanthe pungens var. pungens	Monterey spineflower	PDPGN040M2	Threatened	None	-	1B.2	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe pungens var. pungens
Plants - Vascular	Chorizanthe pungens var. pungens	Monterey spineflower	PDPGN040M2	Threatened	None	-	1B.2	3612157	Seaside	Mapped and Unprocessed	Plants - Vascular - Polygonaceae - Chorizanthe pungens var. pungens
Plants - Vascular	Chorizanthe robusta var. robusta	robust spineflower	PDPGN040Q2	Endangered	None	-	1B.1	3612167	Marina	Mapped	Plants - Vascular - Polygonaceae - Chorizanthe robusta var. robusta
Plants - Vascular	Eriogonum elegans	elegant wild buckwheat	PDPGN081Y0	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Polygonaceae - Eriogonum elegans
Plants - Vascular	Eriogonum nortonii	Pinnacles buckwheat	PDPGN08470	None	None	-	1B.3	3612158	Monterey	Unprocessed	Plants - Vascular - Polygonaceae - Eriogonum nortonii
Plants - Vascular	Eriogonum nortonii	Pinnacles buckwheat	PDPGN08470	None	None	-	1B.3	3612148	Soberanes Point	Mapped	Plants - Vascular - Polygonaceae - Eriogonum nortonii

Plants - Vascular	<i>Delphinium californicum</i> ssp. <i>interius</i>	Hospital Canyon larkspur	PDRAN0B0A2	None	None	-	1B.2	3612157	Seaside	Mapped	Plants - Vascular - Ranunculaceae - <i>Delphinium californicum</i> ssp. <i>interius</i>
Plants - Vascular	<i>Delphinium hutchinsoniae</i>	Hutchinson's larkspur	PDRAN0B0V0	None	None	-	1B.2	3612147	Mt. Carmel	Mapped	Plants - Vascular - Ranunculaceae - <i>Delphinium hutchinsoniae</i>
Plants - Vascular	<i>Delphinium hutchinsoniae</i>	Hutchinson's larkspur	PDRAN0B0V0	None	None	-	1B.2	3612148	Soberanes Point	Mapped	Plants - Vascular - Ranunculaceae - <i>Delphinium hutchinsoniae</i>
Plants - Vascular	<i>Delphinium hutchinsoniae</i>	Hutchinson's larkspur	PDRAN0B0V0	None	None	-	1B.2	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Ranunculaceae - <i>Delphinium hutchinsoniae</i>
Plants - Vascular	<i>Ranunculus lobbii</i>	Lobb's aquatic buttercup	PDRAN0L1J0	None	None	-	4.2	3612167	Marina	Unprocessed	Plants - Vascular - Ranunculaceae - <i>Ranunculus lobbii</i>
Plants - Vascular	<i>Ceanothus gloriosus</i> var. <i>gloriosus</i>	Point Reyes ceanothus	PDRHA040F5	None	None	-	4.3	3612157	Seaside	Unprocessed	Plants - Vascular - Rhamnaceae - <i>Ceanothus gloriosus</i> var. <i>gloriosus</i>
Plants - Vascular	<i>Ceanothus rigidus</i>	Monterey ceanothus	PDRHA04067	None	None	-	4.2	3612157	Seaside	Unprocessed	Plants - Vascular - Rhamnaceae - <i>Ceanothus rigidus</i>
Plants - Vascular	<i>Ceanothus rigidus</i>	Monterey ceanothus	PDRHA04067	None	None	-	4.2	3612148	Soberanes Point	Unprocessed	Plants - Vascular - Rhamnaceae - <i>Ceanothus rigidus</i>
Plants - Vascular	<i>Ceanothus rigidus</i>	Monterey ceanothus	PDRHA04067	None	None	-	4.2	3612147	Mt. Carmel	Unprocessed	Plants - Vascular - Rhamnaceae - <i>Ceanothus rigidus</i>
Plants - Vascular	<i>Ceanothus rigidus</i>	Monterey ceanothus	PDRHA04067	None	None	-	4.2	3612167	Marina	Unprocessed	Plants - Vascular - Rhamnaceae - <i>Ceanothus rigidus</i>
Plants - Vascular	<i>Ceanothus rigidus</i>	Monterey ceanothus	PDRHA04067	None	None	-	4.2	3612158	Monterey	Unprocessed	Plants - Vascular - Rhamnaceae - <i>Ceanothus rigidus</i>
Plants - Vascular	<i>Horkelia cuneata</i> var. <i>sericea</i>	Kellogg's horkelia	PDR0S0W043	None	None	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Rosaceae - <i>Horkelia cuneata</i> var. <i>sericea</i>
Plants - Vascular	<i>Horkelia cuneata</i> var. <i>sericea</i>	Kellogg's horkelia	PDR0S0W043	None	None	-	1B.1	3612167	Marina	Mapped and Unprocessed	Plants - Vascular - Rosaceae - <i>Horkelia cuneata</i> var. <i>sericea</i>
Plants - Vascular	<i>Horkelia cuneata</i> var. <i>sericea</i>	Kellogg's horkelia	PDR0S0W043	None	None	-	1B.1	3612157	Seaside	Mapped	Plants - Vascular - Rosaceae - <i>Horkelia cuneata</i> var. <i>sericea</i>
Plants - Vascular	<i>Potentilla hickmanii</i>	Hickman's cinquefoil	PDR0S1B0U0	Endangered	Endangered	-	1B.1	3612158	Monterey	Mapped	Plants - Vascular - Rosaceae - <i>Potentilla hickmanii</i>
Plants - Vascular	<i>Rosa pinetorum</i>	pine rose	PDR0S1J0W0	None	None	-	1B.2	3612158	Monterey	Mapped and Unprocessed	Plants - Vascular - Rosaceae - <i>Rosa pinetorum</i>
Plants - Vascular	<i>Rosa pinetorum</i>	pine rose	PDR0S1J0W0	None	None	-	1B.2	3612148	Soberanes Point	Mapped	Plants - Vascular - Rosaceae - <i>Rosa pinetorum</i>



# CNPS *California Native Plant* Rare and Endangered Plant Inventory

## Plant List

72 matches found. *Click on scientific name for details*

### Search Criteria

Found in 9 Quads around 36121E8

Scientific Name	Common Name	Family	Lifeform	Rare Plant Rank	State Rank	Global Rank
<a href="#">Agrostis lacuna-vernalis</a>	vernal pool bent grass	Poaceae	annual herb	1B.1	S1	G1
<a href="#">Allium hickmanii</a>	Hickman's onion	Alliaceae	perennial bulbiferous herb	1B.2	S2	G2
<a href="#">Arctostaphylos edmundsii</a>	Little Sur manzanita	Ericaceae	perennial evergreen shrub	1B.2	S2?	G2?
<a href="#">Arctostaphylos hookeri ssp. hookeri</a>	Hooker's manzanita	Ericaceae	perennial evergreen shrub	1B.2	S2	G3T2
<a href="#">Arctostaphylos montereyensis</a>	Toro manzanita	Ericaceae	perennial evergreen shrub	1B.2	S2?	G2?
<a href="#">Arctostaphylos pajaroensis</a>	Pajaro manzanita	Ericaceae	perennial evergreen shrub	1B.1	S1	G1
<a href="#">Arctostaphylos pumila</a>	sandmat manzanita	Ericaceae	perennial evergreen shrub	1B.2	S1	G1
<a href="#">Astragalus nuttallii var. nuttallii</a>	ocean bluff milk-vetch	Fabaceae	perennial herb	4.2	S4	G4T4
<a href="#">Astragalus tener var. titi</a>	coastal dunes milk-vetch	Fabaceae	annual herb	1B.1	S1	G2T1
<a href="#">Bryoria spiralifera</a>	twisted horsehair lichen	Parmeliaceae	fruticose lichen (epiphytic)	1B.1	S1S2	G3
<a href="#">Castilleja ambigua var. insalutata</a>	pink Johnny-nip	Orobanchaceae	annual herb (hemiparasitic)	1B.1	S1	G4T1
<a href="#">Castilleja latifolia</a>	Monterey Coast paintbrush	Orobanchaceae	perennial herb (hemiparasitic)	4.3	S4	G4
<a href="#">Ceanothus gloriosus var. gloriosus</a>	Point Reyes ceanothus	Rhamnaceae	perennial evergreen shrub	4.3	S4	G4T4
<a href="#">Ceanothus rigidus</a>	Monterey ceanothus	Rhamnaceae	perennial evergreen shrub	4.2	S34	G4
<a href="#">Centromadia parryi ssp. congdonii</a>	Congdon's tarplant	Asteraceae	annual herb	1B.1	S2	G3T2
<a href="#">Chorizanthe douglasii</a>	Douglas' spineflower	Polygonaceae	annual herb	4.3	S4	G4
<a href="#">Chorizanthe pungens var. pungens</a>	Monterey spineflower	Polygonaceae	annual herb	1B.2	S2	G2T2
<a href="#">Chorizanthe robusta var. robusta</a>	robust spineflower	Polygonaceae	annual herb	1B.1	S1	G2T1
<a href="#">Clarkia jolonensis</a>	Jolon clarkia	Onagraceae	annual herb	1B.2	S2	G2

<a href="#">Clarkia lewisii</a>	Lewis' clarkia	Onagraceae	annual herb	4.3	S4	G4
<a href="#">Collinsia multicolor</a>	San Francisco collinsia	Plantaginaceae	annual herb	1B.2	S2	G2
<a href="#">Cordylanthus rigidus ssp. littoralis</a>	seaside bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	1B.1	S2	G5T2
<a href="#">Corethrogyne leucophylla</a>	branching beach aster	Asteraceae	perennial herb	3.2	S3	G3Q
<a href="#">Cryptantha rattanii</a>	Rattan's cryptantha	Boraginaceae	annual herb	4.3	S4	G4
<a href="#">Delphinium californicum ssp. interius</a>	Hospital Canyon larkspur	Ranunculaceae	perennial herb	1B.2	S3	G3T3
<a href="#">Delphinium hutchinsoniae</a>	Hutchinson's larkspur	Ranunculaceae	perennial herb	1B.2	S2	G2
<a href="#">Delphinium umbraculorum</a>	umbrella larkspur	Ranunculaceae	perennial herb	1B.3	S3	G3
<a href="#">Ericameria fasciculata</a>	Eastwood's goldenbush	Asteraceae	perennial evergreen shrub	1B.1	S2	G2
<a href="#">Eriogonum elegans</a>	elegant wild buckwheat	Polygonaceae	annual herb	4.3	S3	G3
<a href="#">Eriogonum nortonii</a>	Pinnacles buckwheat	Polygonaceae	annual herb	1B.3	S2	G2
<a href="#">Erysimum ammophilum</a>	sand-loving wallflower	Brassicaceae	perennial herb	1B.2	S2	G2
<a href="#">Erysimum menziesii</a>	Menzies' wallflower	Brassicaceae	perennial herb	1B.1	S1	G1
<a href="#">Fritillaria liliacea</a>	fragrant fritillary	Liliaceae	perennial bulbiferous herb	1B.2	S2	G2
<a href="#">Galium clementis</a>	Santa Lucia bedstraw	Rubiaceae	perennial herb	1B.3	S3	G3
<a href="#">Gilia tenuiflora ssp. arenaria</a>	Monterey gilia	Polemoniaceae	annual herb	1B.2	S2	G3G4T2
<a href="#">Grindelia hirsutula var. maritima</a>	San Francisco gumplant	Asteraceae	perennial herb	3.2	S1	G5T1Q
<a href="#">Hesperocyparis goveniana</a>	Gowen cypress	Cupressaceae	perennial evergreen tree	1B.2	S1	G1
<a href="#">Hesperocyparis macrocarpa</a>	Monterey cypress	Cupressaceae	perennial evergreen tree	1B.2	S1	G1
<a href="#">Horkelia cuneata var. sericea</a>	Kellogg's horkelia	Rosaceae	perennial herb	1B.1	S2?	G4T2
<a href="#">Iris longipetala</a>	coast iris	Iridaceae	perennial rhizomatous herb	4.2	S3	G3
<a href="#">Lasthenia conjugens</a>	Contra Costa goldfields	Asteraceae	annual herb	1B.1	S1	G1
<a href="#">Layia carnosa</a>	beach layia	Asteraceae	annual herb	1B.1	S2	G2
<a href="#">Leptosiphon grandiflorus</a>	large-flowered leptosiphon	Polemoniaceae	annual herb	4.2	S3	G3
<a href="#">Lomatium parvifolium</a>	small-leaved lomatium	Apiaceae	perennial herb	4.2	S4	G4
<a href="#">Lupinus tidestromii</a>	Tidestrom's lupine	Fabaceae	perennial rhizomatous herb	1B.1	S1	G1
<a href="#">Malacothamnus palmeri var. involucratus</a>	Carmel Valley bush-mallow	Malvaceae	perennial deciduous shrub	1B.2	S3	G3T3Q
<a href="#">Malacothamnus palmeri var. palmeri</a>	Santa Lucia bush-mallow	Malvaceae	perennial deciduous shrub	1B.2	S2	G3T2Q
<a href="#">Malacothrix saxatilis var. arachnoidea</a>	Carmel Valley malacothrix	Asteraceae	perennial rhizomatous herb	1B.2	S2	G5T2

<a href="#">Micropus amphibolus</a>	Mt. Diablo cottonweed	Asteraceae	annual herb	3.2	S3S4	G3G4
<a href="#">Microseris paludosa</a>	marsh microseris	Asteraceae	perennial herb	1B.2	S2	G2
<a href="#">Monardella antonina ssp. antonina</a>	San Antonio Hills monardella	Lamiaceae	perennial rhizomatous herb	3	S1S3	G4T1T3Q
<a href="#">Monardella sinuata ssp. nigrescens</a>	northern curly-leaved monardella	Lamiaceae	annual herb	1B.2	S2	G3T2
<a href="#">Monolopia gracilens</a>	woodland woolythreads	Asteraceae	annual herb	1B.2	S2S3	G2G3
<a href="#">Ophioglossum californicum</a>	California adder's-tongue	Ophioglossaceae	perennial rhizomatous herb	4.2	S4	G4
<a href="#">Perideridia gairdneri ssp. gairdneri</a>	Gairdner's yampah	Apiaceae	perennial herb	4.2	S4	G5T4
<a href="#">Phacelia ramosissima var. austrolitoralis</a>	south coast branching phacelia	Boraginaceae	perennial herb	3.2	S3	G5?T3
<a href="#">Pinus radiata</a>	Monterey pine	Pinaceae	perennial evergreen tree	1B.1	S1	G1
<a href="#">Piperia michaelii</a>	Michael's rein orchid	Orchidaceae	perennial herb	4.2	S3	G3
<a href="#">Piperia yadonii</a>	Yadon's rein orchid	Orchidaceae	perennial herb	1B.1	S2	G2
<a href="#">Plagiobothrys chorisianus var. hickmanii</a>	Hickman's popcorn-flower	Boraginaceae	annual herb	4.2	S3	G3T3Q
<a href="#">Plagiobothrys uncinatus</a>	hooked popcorn-flower	Boraginaceae	annual herb	1B.2	S2	G2
<a href="#">Potentilla hickmanii</a>	Hickman's cinquefoil	Rosaceae	perennial herb	1B.1	S1	G1
<a href="#">Ramalina thrausta</a>	angel's hair lichen	Ramalinaceae	fruticose lichen (epiphytic)	2B.1	S2?	G5
<a href="#">Ranunculus lobbii</a>	Lobb's aquatic buttercup	Ranunculaceae	annual herb	4.2	S3	G4
<a href="#">Rosa pinetorum</a>	pine rose	Rosaceae	perennial shrub	1B.2	S2	G2Q
<a href="#">Sidalcea malachroides</a>	maple-leaved checkerbloom	Malvaceae	perennial herb	4.2	S3	G3
<a href="#">Stebbinsoseris decipiens</a>	Santa Cruz microseris	Asteraceae	annual herb	1B.2	S2	G2
<a href="#">Tortula californica</a>	California screw-moss	Pottiaceae	moss	1B.2	S2	G2?
<a href="#">Trifolium buckwestiorum</a>	Santa Cruz clover	Fabaceae	annual herb	1B.1	S2	G2
<a href="#">Trifolium hydrophilum</a>	saline clover	Fabaceae	annual herb	1B.2	S2	G2
<a href="#">Trifolium polyodon</a>	Pacific Grove clover	Fabaceae	annual herb	1B.1	S1	G1
<a href="#">Trifolium trichocalyx</a>	Monterey clover	Fabaceae	annual herb	1B.1	S1	G1

### Suggested Citation

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U.S. Fish and Wildlife Service

## Trust Resources List

**This resource list is to be used for planning purposes only — it is not an official species list.**

**Endangered Species Act species list information for your project is available online and listed below for the following FWS Field Offices:**

**Ventura Fish and Wildlife Office**  
2493 PORTOLA ROAD, SUITE B  
VENTURA, CA 93003  
(805) 644-1766

***Project Name:***

Rio Park-Larson Field



U.S. Fish and Wildlife Service

## Trust Resources List

### *Project Location Map:*



### *Project Counties:*

Monterey, CA

### *Geographic coordinates (Open Geospatial Consortium Well-Known Text, NAD83):*

MULTIPOLYGON (((-121.9204314 36.5418132, -121.9196157 36.5418863, -121.9185267 36.5410329, -121.9183926 36.5411062, -121.9180547 36.54077, -121.9167886 36.5416406, -121.9168047 36.5418346, -121.9165902 36.5416966, -121.9180332 36.5406752, -121.9182961 36.5408821, -121.9187467 36.5407183, -121.9204314 36.5418132))))

### *Project Type:*

Recreation Construction / Maintenance



## Trust Resources List

### ***Endangered Species Act Species List (USFWS Endangered Species Program).***

There are a total of 23 threatened or endangered species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fishes may appear on the species list because a project could cause downstream effects on the species. Critical habitats listed under the **Has Critical Habitat** column may or may not lie within your project area. See the **Critical habitats within your project area** section below for critical habitat that lies within your project area. Please contact the designated FWS office if you have questions.

#### **Species that should be considered in an effects analysis for your project:**

Amphibians	Status		Has Critical Habitat	Contact
California Tiger Salamander ( <i>Ambystoma californiense</i> ) Population: U.S.A. (Central CA DPS)	Threatened	<a href="#">species info</a>	<a href="#">Final designated critical habitat</a>	Ventura Fish And Wildlife Office
California red-legged frog ( <i>Rana draytonii</i> ) Population: Entire	Threatened	<a href="#">species info</a>	<a href="#">Final designated critical habitat</a>	Ventura Fish And Wildlife Office
<b>Birds</b>				
California Least tern ( <i>Sterna antillarum browni</i> )	Endangered	<a href="#">species info</a>		Ventura Fish And Wildlife Office
California condor ( <i>Gymnogyps californianus</i> ) Population: Entire, except where listed as an experimental population	Endangered	<a href="#">species info</a>	<a href="#">Final designated critical habitat</a>	Ventura Fish And Wildlife Office
Least Bell's vireo ( <i>Vireo bellii pusillus</i> ) Population: Entire	Endangered	<a href="#">species info</a>	<a href="#">Final designated critical habitat</a>	Ventura Fish And Wildlife Office
Marbled murrelet ( <i>Brachyramphus marmoratus</i> ) Population: CA, OR, WA	Threatened	<a href="#">species info</a>	<a href="#">Final designated critical habitat</a>	Ventura Fish And Wildlife Office
Southwestern Willow flycatcher ( <i>Empidonax traillii extimus</i> ) Population: Entire	Endangered	<a href="#">species info</a>	<a href="#">Final designated critical habitat</a>	Ventura Fish And Wildlife Office
western snowy plover ( <i>Charadrius nivosus ssp. nivosus</i> ) Population: Pacific coastal pop.	Threatened	<a href="#">species info</a>	<a href="#">Final designated critical habitat</a>	Ventura Fish And Wildlife Office



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Conifers and Cycads				
Gowen cypress ( <i>Cupressus goveniana ssp. goveniana</i> )	Threatened	<a href="#">species info</a>		Ventura Fish And Wildlife Office
Crustaceans				
Vernal Pool fairy shrimp ( <i>Branchinecta lynchi</i> ) Population: Entire	Threatened	<a href="#">species info</a>	<a href="#">Final designated critical habitat</a>	Ventura Fish And Wildlife Office
Fishes				
Tidewater goby ( <i>Eucyclogobius newberryi</i> ) Population: Entire	Endangered	<a href="#">species info</a>	<a href="#">Final designated critical habitat</a>	Ventura Fish And Wildlife Office
Flowering Plants				
Beach layia ( <i>Layia carnosa</i> )	Endangered	<a href="#">species info</a>		Ventura Fish And Wildlife Office
Clover lupine ( <i>Lupinus tidestromii</i> )	Endangered	<a href="#">species info</a>		Ventura Fish And Wildlife Office
Coastal Dunes milk-vetch ( <i>Astragalus tener var. titi</i> )	Endangered	<a href="#">species info</a>		Ventura Fish And Wildlife Office
Hickman's potentilla ( <i>Potentilla hickmanii</i> )	Endangered	<a href="#">species info</a>		Ventura Fish And Wildlife Office
Marsh Sandwort ( <i>Arenaria paludicola</i> )	Endangered	<a href="#">species info</a>		Ventura Fish And Wildlife Office
Menzies' wallflower ( <i>Erysimum menziesii</i> )	Endangered	<a href="#">species info</a>		Ventura Fish And Wildlife Office
Monterey clover ( <i>Trifolium trichocalyx</i> )	Endangered	<a href="#">species info</a>		Ventura Fish And Wildlife Office
Monterey gilia ( <i>Gilia tenuiflora ssp. arenaria</i> )	Endangered	<a href="#">species info</a>		Ventura Fish And Wildlife Office
Monterey spineflower ( <i>Chorizanthe pungens var. pungens</i> )	Threatened	<a href="#">species info</a>	<a href="#">Final designated critical habitat</a>	Ventura Fish And Wildlife Office



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Yadon's piperia ( <i>Piperia yadonii</i> )	Endangered	<a href="#">species info</a>	<a href="#">Final designated critical habitat</a>	Ventura Fish And Wildlife Office
Insects				
Smith's Blue butterfly ( <i>Euphilotes enoptes smithi</i> ) Population: Entire	Endangered	<a href="#">species info</a>		Ventura Fish And Wildlife Office
Mammals				
Southern Sea otter ( <i>Enhydra lutris nereis</i> ) Population:	Threatened	<a href="#">species info</a>		Ventura Fish And Wildlife Office

### Critical habitats within your project area:

*There are no critical habitats within your project area.*

### FWS National Wildlife Refuges ([USFWS National Wildlife Refuges Program](#)).

*There are no refuges found within the vicinity of your project.*

### FWS Migratory Birds ([USFWS Migratory Bird Program](#)).

The protection of birds is regulated by the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA). Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. For more information regarding these Acts see: <http://www.fws.gov/migratorybirds/RegulationsandPolicies.html>.

All project proponents are responsible for complying with the appropriate regulations protecting birds when planning and developing a project. To meet these conservation obligations, proponents should identify potential or existing project-related impacts to migratory birds and their habitat and develop and implement conservation measures that avoid, minimize, or compensate for these impacts. The Service's Birds of Conservation Concern (2008) report identifies species, subspecies, and populations of all migratory nongame birds that, without



## Trust Resources List

additional conservation actions, are likely to become listed under the Endangered Species Act as amended (16 U.S.C 1531 et seq.).

For information about Birds of Conservation Concern, go to:

<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Management/BCC.html>.

To search and view summaries of year-round bird occurrence data within your project area, go to the Avian Knowledge Network Histogram Tool links in the Bird Conservation Tools section at: <http://www.fws.gov/migratorybirds/CCMB2.htm>.

For information about conservation measures that help avoid or minimize impacts to birds, please visit:

<http://www.fws.gov/migratorybirds/CCMB2.htm>.

### Migratory birds of concern that may be affected by your project:

There are **24** birds on your Migratory birds of concern list. The underlying data layers used to generate the migratory bird list of concern will continue to be updated regularly as new and better information is obtained. User feedback is one method of identifying any needed improvements. Therefore, users are encouraged to submit comments about any questions regarding species ranges (e.g., a bird on the USFWS BCC list you know does not occur in the specified location appears on the list, or a BCC species that you know does occur there is not appearing on the list). Comments should be sent to [the ECOS Help Desk](#).

Species Name	Bird of Conservation Concern (BCC)	Species Profile	Seasonal Occurrence in Project Area
Allen's Hummingbird ( <i>Selasphorus sasin</i> )	Yes	<a href="#">species info</a>	Breeding
Ashy Storm-petrel ( <i>Oceanodroma homochroa</i> )	Yes	<a href="#">species info</a>	Breeding
Bald eagle ( <i>Haliaeetus leucocephalus</i> )	Yes	<a href="#">species info</a>	Year-round
Black Oystercatcher ( <i>Haematopus bachmani</i> )	Yes	<a href="#">species info</a>	Year-round
Black Swift ( <i>Cypseloides niger</i> )	Yes	<a href="#">species info</a>	Breeding
Burrowing Owl ( <i>Athene cunicularia</i> )	Yes	<a href="#">species info</a>	Year-round
Costa's Hummingbird ( <i>Calypte costae</i> )	Yes	<a href="#">species info</a>	Breeding
Flammulated owl ( <i>Otus flammeolus</i> )	Yes	<a href="#">species info</a>	Breeding



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Fox Sparrow ( <i>Passerella iliaca</i> )	Yes	<a href="#">species info</a>	Wintering
Lawrence's Goldfinch ( <i>Carduelis lawrencei</i> )	Yes	<a href="#">species info</a>	Breeding
Lesser Yellowlegs ( <i>Tringa flavipes</i> )	Yes	<a href="#">species info</a>	Wintering
Loggerhead Shrike ( <i>Lanius ludovicianus</i> )	Yes	<a href="#">species info</a>	Wintering
Long-Billed curlew ( <i>Numenius americanus</i> )	Yes	<a href="#">species info</a>	Wintering
Marbled Godwit ( <i>Limosa fedoa</i> )	Yes	<a href="#">species info</a>	Wintering
Nuttall's Woodpecker ( <i>Picoides nuttallii</i> )	Yes	<a href="#">species info</a>	Year-round
Oak Titmouse ( <i>Baeolophus inornatus</i> )	Yes	<a href="#">species info</a>	Year-round
Olive-Sided flycatcher ( <i>Contopus cooperi</i> )	Yes	<a href="#">species info</a>	Breeding
Peregrine Falcon ( <i>Falco peregrinus</i> )	Yes	<a href="#">species info</a>	Year-round
Red Knot ( <i>Calidris canutus ssp. roselaari</i> )	Yes	<a href="#">species info</a>	Wintering
Short-billed Dowitcher ( <i>Limnodromus griseus</i> )	Yes	<a href="#">species info</a>	Wintering
Short-eared Owl ( <i>Asio flammeus</i> )	Yes	<a href="#">species info</a>	Wintering
tricolored blackbird ( <i>Agelaius tricolor</i> )	Yes	<a href="#">species info</a>	Year-round
Whimbrel ( <i>Numenius phaeopus</i> )	Yes	<a href="#">species info</a>	Wintering
Yellow warbler ( <i>dendroica petechia ssp. brewsteri</i> )	Yes	<a href="#">species info</a>	Breeding



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### ***NWI Wetlands ([USFWS National Wetlands Inventory](#)).***

The U.S. Fish and Wildlife Service is the principal Federal agency that provides information on the extent and status of wetlands in the U.S., via the National Wetlands Inventory Program (NWI). In addition to impacts to wetlands within your immediate project area, wetlands outside of your project area may need to be considered in any evaluation of project impacts, due to the hydrologic nature of wetlands (for example, project activities may affect local hydrology within, and outside of, your immediate project area). It may be helpful to refer to the USFWS National Wetland Inventory website. The designated FWS office can also assist you. Impacts to wetlands and other aquatic habitats from your project may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes. Project Proponents should discuss the relationship of these requirements to their project with the Regulatory Program of the appropriate [U.S. Army Corps of Engineers District](#).

### **Data Limitations, Exclusions and Precautions**

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery and/or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

**Exclusions** - Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

**Precautions** - Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the



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## Trust Resources List

advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

*IPaC is unable to display wetland information at this time.*



## Appendix A2

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### Biological Resources - Local Policy Consistency Table

Michael Baker International



Local Policy Consistency Analysis

Policies	Consistency Determination	Analysis
<b>Carmel Area Land Use Plan (Monterey County)</b>		
<b><i>Environmentally Sensitive Habitats</i></b>		
General Policies		
<p><b>Policy 1:</b> Development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall be avoided in critical and sensitive habitat areas, riparian corridors, wetlands, sites of known rare and endangered species of plants and animals, rookeries and major roosting and haul-out sites, and other wildlife breeding or nursery areas identified as critical. Resource-dependent uses, including nature education and research, hunting, fishing, and aquaculture, shall be allowed within environmentally sensitive habitats and only if such uses will not cause significant disruption of habitat values. Only small-scale development necessary to support the resource-dependent uses may be located in sensitive habitat areas if they can not feasibly be located elsewhere. Wetlands are defined as lands which may be covered periodically or permanently with shallow water and include saltwater marshes, fresh water marshes, open or closed brackish water marshes, swamps, mudflats and fens.</p>	Consistent	<p>Although a portion of the project is surrounded by riparian vegetation, the footprint of the proposed trail is almost entirely on disturbed land and existing access road. Minor trimming of riparian vegetation will occur as well as removal of primarily non-native groundcover on either side of the existing access road. All impacts to riparian vegetation will be properly mitigated for. In addition, the addition of project design features outline in mitigation measure <b>MM BIO-6</b> will ensure future impacts are minimized and adds an educational component to the trail.</p>
<p><b>Policy 2:</b> Land uses adjacent to locations of environmentally sensitive habitats shall be compatible with the long-term maintenance of the resource. New land uses shall be considered compatible only where they incorporate all site planning and design features needed to prevent habitat impacts and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the resource.</p>	Consistent	<p>See above. Sensitive habitat will be left as open space. Mitigation measures <b>MM BIO-2</b>, <b>MM BIO-6</b>, and <b>MM BIO-7</b> will prevent habitat impacts.</p>
<p><b>Policy 3:</b> New development adjacent to environmentally sensitive habitat areas shall be allowed only at densities compatible with the protection and maintenance of the adjoining resources. New subdivisions shall be approved only where potential impacts to environmentally sensitive habitats from development of proposed parcels can be avoided.</p>	Consistent	<p>Density not increasing. Proposed trail footprint is almost entirely on disturbed land and existing access road.</p>
<p><b>Policy 5:</b> Where private or public development is proposed in documented or expected locations of environmentally sensitive habitats - particularly those habitats identified in General Policy No. 1 - field surveys by qualified individuals or agency shall be required in order to determine precise locations of the habitat and to recommend mitigating measures to ensure its protection. This policy applies to the entire segment except the internal portions of Carmel Woods, Hatton Fields, Carmel Point (Night heron site excluded), Odello, Carmel Meadows, and Carmel Riviera. If any habitats are found on the site or within 100 feet from the site, the required survey shall document how the proposed development complies with all the applicable habitat policies.</p>	Consistent	<p>Survey conducted by biologist on April 9, 2015. See IS/MND and this table for project's compliance with local policies.</p>

Local Policy Consistency Analysis

Policies	Consistency Determination	Analysis
<p><b>Policy 7:</b> Where development is permitted in or adjacent to environmentally sensitive habitat areas, the County, through the development review process, shall restrict the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) to that needed for the structural improvements themselves.</p>	Consistent	<p>Most vegetation removed would be non-native ground cover. Indigenous willows will be trimmed as little as possible in order to comply with bikeway standards. Land disturbance will be restricted to the trail footprint. Mitigation measures <b>MM BIO-2</b>, <b>MM BIO-6</b>, and <b>MM BIO-7</b> will prevent habitat impacts.</p>
<p><b>Policy 9:</b> Where public access occurs or has been introduced in areas of environmentally sensitive habitats, it shall be limited to low-intensity recreational, scientific, or educational uses such as nature study and observation, education programs in which collecting is restricted, photography, and hiking. Access in such areas shall be controlled and confined to designated trails and paths. No access shall be approved which results in significant disruption of habitat.</p>	Consistent	<p>Trail use is expected to be low-intensity. The addition of project design features outline in mitigation measure <b>MM BIO-6</b> will ensure future impacts are minimized and adds an educational component to the trail.</p>
<p>Specific Policies - Terrestrial Plant Habitats</p>		
<p><b>Policy 2:</b> Public access to areas of rare, endangered, and sensitive plants should be actively discouraged and directed to less sensitive areas. Where allowed, public access should be strictly managed. Otherwise, the area should be closed.</p>	Consistent	<p>No known rare plant populations exist in or adjacent to the PSA.</p>
<p>Specific Policies - Riparian Corridors and Other Terrestrial Wildlife Habitats</p>		
<p><b>Policy 1:</b> Riparian plant communities shall be protected by establishing setbacks consisting of a 150-foot open space buffer zone on each side of the bank of perennial streams and 50 feet on each side of the bank of intermittent streams, or the extent of riparian vegetation, whichever is greater. No new development, including structural flood control projects, shall be allowed within the riparian corridor. However, improvements to existing dikes and levees shall be allowed if riparian vegetation damage can be minimized and at least an equivalent amount and quality of replacement vegetation is planted. In addition, exceptions may be made for carefully sited recreational trails. The setback requirement may be modified if it can be demonstrated that a narrower corridor is sufficient to protect existing riparian vegetation. Riparian vegetation is an association of plant species which typically grows adjacent to freshwater courses and needs or tolerates a higher level of soil moisture than dryer upland vegetation.</p>	Consistent	<p>Proposed trail location has been sited to reduce impacts to sensitive vegetation to the greatest extent possible. It almost completely overlaps with previously disturbed lands, including an existing dirt access road that runs through the riparian zone. At its closest point, the trail footprint is set back roughly 140 feet from the Carmel River.</p>
<p><b>Policy 3:</b> The County should encourage a program of riparian woodland restoration as a part of the development and environmental review process. As a condition of approval of projects adjacent to riparian corridors, the County, where appropriate, should require landscaping with native riparian species.</p>	Consistent	<p>All temporarily disturbed areas shall be reseeded with native vegetation. See mitigation measures <b>MM BIO-2</b> and <b>MM BIO-7</b>.</p>
<p><b>Policy 4:</b> To protect important wildlife habitat, all off-road recreational vehicle activity should be discouraged within riparian corridors and public access should be limited to designated areas. Accordingly, roads and trails should be sited to avoid impacts to riparian habitat.</p>	Consistent	<p>See mitigation measures <b>MM BIO-2</b> and <b>MM BIO-6</b>. Proposed trail location has been sited to reduce impacts to sensitive vegetation to the greatest extent possible.</p>

Note: Only policies deemed relevant to the Rio Park-Larson Field Trail Project are included in this table.

Local Policy Consistency Analysis

Policies	Consistency Determination	Analysis
<b>Policy 5:</b> Wildlife management considerations shall be included in the evaluation of development proposals, particularly land division proposals. Large, and where possible, contiguous areas of native vegetation should be retained in order to meet the various needs of those wildlife species requiring large areas of undisturbed habitat.	Consistent	Riparian corridor along Carmel River is being retained and kept as a large area of undisturbed habitat.
<b>Policy 7:</b> To allow for wildlife movement from one open space area to another, adequate corridors (greenbelts) connecting open space areas should be maintained or provided. Such a corridor shall be specifically retained for movement of wildlife to and from uplands east of Point Lobos Reserve and the Reserve itself.	Consistent	Proposed project hugs urban development to the north and does not divide open space areas.
<b>Policy 8:</b> Except where necessary to alleviate a hazardous situation, snag removal should be avoided in areas of Monterey pine, coast live oak, or coast redwood which are retained in open space use.	Consistent	No snags shall be removed in open space areas.
<b>Water and Marine Resources</b>		
General Policies		
<b>Policy 1:</b> The effects of all new development proposals or intensification of land use activities or water uses on the natural character and values of the Carmel coasts streams will be specifically considered in all land use decisions. Subjects to be addressed in such evaluations include protection of water quantity and quality, wildlife and fish habitat, and recreational and scenic values. Land use proposals determined to pose unacceptable impacts to the natural integrity of the stream must be modified accordingly. The County should request technical assistance from the State Department of Fish and Game in determining effects on fish and wildlife habitat and appropriate mitigation measures.	Consistent	Water quantity/quality is not expected to change. See mitigation measure <b>MM 4-6</b> .
<b>Policy 2:</b> New development including access roads shall be sited, designed and constructed to minimize runoff, erosion, and resulting sedimentation. Land divisions shall be designed to minimize the need to clear erodible slopes during subsequent development. Runoff volumes and rates should be maintained at pre-development levels, unless provisions to implement this result in greater environmental damage.	Consistent	Slopes will not be cleared as a result of project implementation. Runoff will be minimized through BMPs (see mitigation measures <b>MM BIO-2</b> and <b>MM BIO-6</b> ).
Specific Policies - Water Pollution Control		
<b>Policy 1:</b> All dumping of spoils (dirt, garbage, refuse, etc.) into riparian corridors and other drainage courses should be prohibited.	Consistent	See mitigation measures <b>MM BIO-2</b> and <b>MM BIO-6</b> .
Specific Policies - Erosion and Sedimentation Control		
<b>Policy 4:</b> The native vegetation cover, temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as soon as possible with planting of native annual grasses and shrubs, appropriate non-native plants, or with approved landscaping practices.	Consistent	All temporarily disturbed areas shall be reseeded with native vegetation. See mitigation measures <b>MM BIO-2</b> and <b>MM BIO-6</b> .
<b>Policy 5:</b> Provisions shall be made to conduct, surface water to storm drains or suitable watercourses to prevent erosion. Onsite drainage devices shall be designed to accommodate increased run-off resulting from site modification. Where appropriate, on-site retention of stormwater should be required.	Consistent	See mitigation measures <b>MM BIO-2</b> and <b>MM BIO-6</b> .

Note: Only policies deemed relevant to the Rio Park-Larson Field Trail Project are included in this table.

Local Policy Consistency Analysis

Policies	Consistency Determination	Analysis
<b>Public Access</b>		
<i>Specific Policies - Scenic and Natural Resource Protection</i>		
<b>Policy b:</b> Where highly sensitive plant or wildlife habitat is present, access may be inappropriate and should not be permitted.	Consistent	May not be considered "highly sensitive". No known special-status species populations present within/adjacent to PSA.
<b>Policy d:</b> The water quality of Carmel River, other riparian corridors, and Carmel Bay should be protected by siting and designing improvements to public access areas in a manner compatible with these sensitive resources. Similarly, private water supplies should be protected by locating accessways an adequate distance from surface water, springs, and wells.	Consistent	See mitigation measures <b>MM BIO-2</b> and <b>MM BIO-6</b> .
<i>Specific Policies - Trails</i>		
<p><b>Policy a:</b> All plans to improve existing trails or create new ones should ensure that environmentally sensitive habitats are protected from overuse. Measures to prevent or reduce impacts will be used, including:</p> <ul style="list-style-type: none"> <li>- routing or re-routing of trails to avoid these habitats.</li> <li>- design features to screen or separate trails and destination points from sensitive resources. revegetation projects, sediment basins, and other site features.</li> <li>- restriction of the number of access points into an area.</li> <li>- 10 foot wide easements or dedications.</li> </ul>	Consistent	See mitigation measures <b>MM BIO-1</b> , <b>MM BIO-2</b> , <b>MM BIO-3</b> , <b>MM BIO-6</b> , and <b>MM BIO-7</b>
<b>Policy b:</b> Trails along stream corridors should be sited and designed to avoid disturbance to riparian vegetation and wildlife and degradation of water quality. Measures include, but are not limited to, control or runoff and erosion, contouring and siting trails to conform to the natural topography, and separation and screening from important areas.	Consistent	See all mitigation measures in IS/MND.
<b>General Plan/Coastal Land Use Plan (City of Carmel-by-the-Sea)</b>		
<i>Coastal Resources Management Element</i>		
<i>Urban Forests, Parks and Open Spaces</i>		
<b>Policy 5-47:</b> Continue Carmel's tree preservation program and encourage the use of indigenous or native plants.	Consistent	Project will be consistent with tree ordinances.
<b>Policy 5-64:</b> New development shall be sited and designed to avoid or minimize significant adverse effects to the forest. Avoid projects that significantly increase building footprint to the detriment of trees. No grading, compaction of soils, construction of building walls or placement of impermeable surfaces within six feet of trees classified as significant shall be permitted.	Consistent	Building footprint will not significantly increase from already disturbed areas.
<b>Policy 5-71:</b> Evaluate, protect and preserve all trees (and their root zones) on sites prior to, during, and after construction. Ensure that all building sites abide by appropriate tree protection and preservation standards and guidelines provided in the Forest Management Plan.	Consistent	Project will be consistent with tree ordinances.

Local Policy Consistency Analysis

Policies	Consistency Determination	Analysis
<b>Policy 5-102:</b> Minimize removal of native vegetation.	Consistent	The disturbance or removal of vegetation shall not exceed the minimum necessary to complete operations and shall only occur within the defined work areas.
<b>Policy 5-103:</b> Identify and protect environmentally sensitive habitat areas against any significant disruption of habitat values. Only uses dependant upon those resources shall be allowed. For private lots of record within ESHA, establish a transfer of development rights program using credits of water, floor area, density or some other development parameter to relocate development to less sensitive areas.	Consistent	See all mitigation measures in IS/MND.
<b>Policy 5-107:</b> Provide for public access and passive enjoyment of City parks and open space.	Consistent	Project will accomplish this.
Environmentally Sensitive Habitat Areas		
<b>Policy 5-158:</b> Regulate the removal or alteration of riparian vegetation within identified ESHAs to protect riparian habitats.	Consistent	See all mitigation measures in IS/MND.
<b>Policy 5-161:</b> Avoid disturbance or degradation of resources when maintenance vehicles and equipment enter sensitive habitat areas.	Consistent	Equipment will restricted to roadway and designated construction areas. All temporarily disturbed areas will be restored to original conditions.
Water Quality, Drainage and Marine Resources		
<b>Policy 5-196:</b> New roads, bridges, culverts, and outfalls shall not cause or contribute to stream bank, hillside, or bluff erosion or creek or wetland siltation and shall include BMP's to minimize impacts to water quality including construction phase erosion control and polluted runoff control plans, and soil stabilization practices. Where space is available, dispersal of sheet flow from roads into vegetated areas or other on-site infiltration practices shall be incorporated into road and bridge design.	Consistent	See miitgation measures <b>MM BIO-2</b> and <b>MM BIO-6</b> .
<b>Policy 5-208:</b> New development shall minimize the development footprint and directly connected impervious surfaces, as well as the creation of and increases in impervious surfaces.	Consistent	The proposed trail will be the minimum width necessary to meet State standards. No excessive paving will be used.

Local Policy Consistency Analysis

Policies	Consistency Determination	Analysis
<p><b>Policy 5-209:</b> New development shall be sited and designed on the most suitable portion of the site while ensuring protection and preservation of natural and sensitive site resources by providing for the following:</p> <ul style="list-style-type: none"> <li>• Protecting areas that provide important water quality benefits, areas necessary to maintain riparian and aquatic biota and/or that are susceptible to erosion and sediment loss;</li> <li>• Analyzing the natural resources and hazardous constraints of planning areas and individual development site to determine locations most suitable for development;</li> <li>• Promoting clustering of development on the most suitable portions of a site taking into account geologic constraints, sensitive resources, and natural drainage features;</li> <li>• Preserving and protecting riparian corridors, wetlands, and buffer zones;</li> <li>• Minimizing disturbance of natural areas, including significant trees, native vegetation, and root structures;</li> <li>• Using natural drainage as a design element, maximizing the preservation of natural contours and native vegetation;</li> <li>• Limiting land disturbance activities such as clearing and grading, limiting cut and fill to reduce erosion and sediment loss, and avoiding steep slopes, unstable areas, and erosive soils.</li> </ul>	Consistent	Proposed trail location has been sited to reduce impacts to sensitive vegetation to the greatest extent possible. It almost completely overlaps with previously disturbed lands, including an existing dirt access road that runs through the riparian zone. At its closest point, the trail footprint is set back roughly 140 feet from the Carmel River.
<p><b>Policy 5-218:</b> New development shall include construction phase erosion control and polluted runoff control plans. For example, such plans may include controls on timing of grading, BMP's for storage and disposal of construction materials, or design specifications of sedimentation basins.</p>	Consistent	See mitigation measure <b>MM BIO-2</b> .
<p><b>Policy 5-219:</b> New development that requires a grading/erosion control plan shall include landscaping and re-vegetation of graded or disturbed areas.</p>	Consistent	See mitigation measure <b>MM BIO-2</b> .

## Appendix A3

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### Biological Resources – Species Summary Table

Michael Baker International



Scientific Name	Common Name	Federal Status	State Status	CNPS Rare Plant Rank	General Habitat Characteristics	Included in Impact Analysis?	Rationale
<b>Plants</b>							
<i>Agrostis lacuna-vernalis</i>	vernal pool bent grass	FE	SE	1B.1	Vernal pools (mima mounds). Elev: 377-476 ft. (115-145 m.) Blooms: Apr-May (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<i>Allium hickmanii</i>	Hickman's onion	-	-	1B.2	Found mostly in grassland (CDFW 2015d). Also associated with closed-cone coniferous forest, maritime chaparral, coastal prairie, coastal scrub, and valley and foothill grassland. Elev: 16-656 ft. (5-200 m.) Blooms: Mar-May (CNPS 2015).	N	Suitable habitat not present.
<i>Arctostaphylos edmundsii</i>	Little Sur manzanita	-	-	1B.2	Sandy soils in coastal bluff scrub and chaparral. Elev: 33-345 ft. (10-105 m.) Blooms: Nov-May (CNPS 2015).	N	Suitable habitat not present.
<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i>	Hooker's manzanita	-	-	1B.2	Sandy soil in closed-cone coniferous forest, chaparral, cismontane woodland, and coastal scrub. Elev: 197-1,759 ft. (60-536 m.) Blooms: Jan-June (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<i>Arctostaphylos montereyensis</i>	Toro manzanita	-	-	1B.2	Sandy soil in maritime chaparral, cismontane woodland and coastal scrub. Elev: 98-2,395 ft. (30-730 m.) Blooms: Feb-Mar (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<i>Arctostaphylos pajaroensis</i>	Pajaro manzanita	-	-	1B.1	Sandy soil in chaparral. Elev: 98-2,493 ft. (30-760 m.) Blooms: Dec-Mar (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<i>Arctostaphylos pumila</i>	sand-mat manzanita	-	-	1B.2	Sandy soils in openings in closed-cone coniferous forest, maritime chaparral, cismontane woodlands, coastal dunes and coastal scrub. Elev: 9-673 ft. (3-205 m.) Blooms: Feb-May (CNPS 2015).	N	Suitable habitat not present.
<i>Arenaria paludicola</i>	marsh sandwort	FE	SE	1B.1	Sandy soils in openings in freshwater or brackish marshes and swamps. Elev: 9-558 ft. (3-170 m.) Blooms: May-Aug (CNPS 2015).	N	Suitable habitat not present.
<i>Astragalus tener</i> var. <i>titi</i>	coastal dunes milk-vetch	FE	SE	1B.1	Often vernal mesic areas in sandy coastal bluff scrub, coastal dunes, and mesic coastal prairies. Elev: 3-164 ft. (1-50 m.) Blooms: Mar-May (CNPS 2015).	N	Suitable habitat not present.
<i>Bryoria spiralifera</i>	twisted horsehair lichen	-	-	1B.1	Usually on conifers in North Coast coniferous forests on the immediate coast. Elev: 0-98 ft. (0-30 m.) Blooms: N/A (CNPS 2015).	N	Suitable habitat not present.
<i>Castilleja ambigua</i> var. <i>insalutata</i>	pink Johnny-nip	-	-	1B.1	Coastal prairie and coastal scrub. Elev: 0-328 ft. (0-100 m.) Blooms: May-Aug (CNPS 2015).	N	Suitable habitat not present.
<i>Centromadia parryi</i> ssp. <i>congdonii</i>	Congdon's tarplant	-	-	1B.1	755 ft. (0-230 m.) Blooms: May-Nov (CNPS 2015).	N	Suitable habitat not present.
<i>Chorizanthe pungens</i> var. <i>pungens</i>	Monterey spineflower	FT	-	1B.2	Sandy soils in maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland. Elev: 9-1,476 ft. (3-450 m.) Blooms: Apr-Aug (CNPS 2015).	N	Suitable habitat not present.
<i>Chorizanthe robusta</i> var. <i>robusta</i>	robust spineflower	FE	-	1B.1	Sandy or gravelly soils in maritime chaparral, cismontane woodland, coastal dunes, and coastal scrub. Elev: 9-984 ft. (3-300 m.) Blooms: Apr-Sept (CNPS 2015).	N	Suitable habitat not present.
<i>Clarkia jolonensis</i>	Jolon clarkia	-	-	1B.2	Chaparral, cismontane woodland, coastal scrub, and riparian woodland. Elev: 66-2,165 ft. (20-660 m.) Blooms: Apr-June (CNPS 2015).	N	PSA is below species elevation range.
<i>Collinsia multicolor</i>	San Francisco collinsia	-	-	1B.2	Closed-cone coniferous forest and coastal scrub, sometimes on serpentinite. Elev: 98-820 ft. (30-250 m.) Blooms: Mar-May (CNPS 2015).	N	Suitable habitat not present. Serpentinite soil not present (CGS 2010).
<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>	seaside bird's-beak	-	SE	1B.1	Sandy soils, often on disturbed sites, in closed-cone coniferous forest, maritime chaparral, cismontane woodlands, coastal dunes and coastal scrub. Elev: 0-1,690 ft. (0-515 m.) Blooms: Apr-Oct (CNPS 2015).	N	Suitable habitat not present.
<i>Delphinium californicum</i> ssp. <i>interius</i>	Hospital Canyon larkspur	-	-	1B.2	Coastal scrub, mesic cismontane woodland, and openings in chaparral. Elev: 640-6,398 ft. (195-1,095 m.) Blooms: Apr-June (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<i>Delphinium hutchinsoniae</i>	Hutchinson's larkspur	-	-	1B.2	Broadleafed upland forest, chaparral, coastal prairie and coastal scrub. Elev: 0-1,400 ft. (0-427 m.) Blooms: Mar-June (CNPS 2015).	N	Suitable habitat not present.
<i>Delphinium umbracolum</i>	umbrella larkspur	-	-	1B.3	Chaparral and cismontane woodland. Elev: 1,312-5,249 ft. (400-1,600 m.) Blooms: Apr-June (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<i>Ericameria fasciculata</i>	Eastwood's goldenbush	-	-	1B.1	Sandy soils in openings in closed-cone coniferous forest, maritime chaparral, coastal dunes and coastal scrub. Elev: 98-902 ft. (30-275 m.) Blooms: Jul-Oct (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<i>Eriogonum nortonii</i>	Pinnacles buckwheat	-	-	1B.3	Sandy soils in chaparral and valley and foothill grasslands. Often on recent burns. Elev: 984-3,199 ft. (300-975 m.) Blooms: Apr-Sept (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<i>Erysimum ammophilum</i>	sand-loving wallflower	-	-	1B.2	Sandy soils in openings in maritime chaparral, coastal dunes, and coastal scrub. Elev: 0-197 ft. (0-60 m.) Blooms: Feb-June (CNPS 2015).	N	Suitable habitat not present.
<i>Erysimum menziesii</i>	Menzies' wallflower	FE	SE	1B.1	Coastal dunes. Elev: 0-115 ft. (0-35 m.) Blooms: Mar-Sept (CNPS 2015).	N	Suitable habitat not present.
<i>Fritillaria liliaceae</i>	fragrant fritillary	-	-	1B.2	Cismontane woodland, coastal prairie, coastal scrub, and valley and foothill grassland, often on serpentinite. Elev: 9-1,345 ft. (3-410 m.) Blooms: Feb-Apr (CNPS 2015).	N	Suitable habitat not present. Serpentinite soil not present (CGS 2010).

Scientific Name	Common Name	Federal Status	State Status	CNPS Rare Plant Rank	General Habitat Characteristics	Included in Impact Analysis?	Rationale
<i>Galium clementis</i>	Santa Lucia bedstraw	-	-	1B.3	Rocky areas associated with granitic or serpentinite parent material in lower or upper montane coniferous forests. Elev: 3,707-5,741 ft. (1,130-1,780 m.) Blooms: May-July (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range. Serpentinite/granitic soil not present (CGS 2010).
<i>Gilia tenuiflora</i> ssp. <i>arenaria</i>	Monterey gilia	FE	ST	1B.2	Sandy openings in maritime chaparral, cismontane woodland, coastal dunes, and coastal scrub. Elev: 0-148 ft. (0-45 m.) Blooms: Apr-June (CNPS 2015).	N	Suitable habitat not present.
<i>Hesperocyparis goveniana</i>	Gowen cypress	FT	-	1B.2	Closed-cone coniferous forest and maritime chaparral. Elev: 98-984 ft. (30-300 m.) Blooms: N/A (CNPS 2015).	N	Suitable habitat not present.
<i>Hesperocyparis macrocarpa</i>	Monterey cypress	-	-	1B.2	Closed-cone coniferous forest. Elev: 33-98 ft. (10-30 m.) Blooms: N/A (CNPS 2015).	Y	This species occurs in the PSA; however, the individuals onsite are not part of a native stand.
<i>Horkelia cuneata</i> var. <i>sericea</i>	Kellogg's horkelia	-	-	1B.1	Sandy or gravelly soils in openings in closed-cone coniferous forest, maritime chaparral, coastal dunes and coastal scrub. Elev: 33-656 ft. (10-200 m.) Blooms: Apr-Sept (CNPS 2015).	N	Suitable habitat not present.
<i>Lasthenia conjugens</i>	Contra Costa goldfields	FE	-	1B.1	Mesic areas in cismontane woodland, vernal pools, alkaline playas, and valley and foothill grasslands. Elev: 0-1,542 ft. (0-470 m.) Blooms: Mar-June (CNPS 2015).	N	Suitable habitat not present.
<i>Layia camosa</i>	beach layia	FE	SE	1B.1	197 ft. (0-60 m.) Blooms: Mar-July (CNPS 2015).	N	Suitable habitat not present.
<i>Lupinus tidestromii</i>	Tidestrom's lupine	FE	SE	1B.1	Coastal dunes. Elev: 0-328 ft. (0-100 m.) Blooms: Apr-June (CNPS 2015).	N	Suitable habitat not present.
<i>Malacothamnus palmeri</i> var. <i>involucratus</i>	Carmel Valley bush-mallow	-	-	1B.2	Chaparral, cismontane woodland, and coastal scrub. Elev: 98-3,609 ft. (30-1,100 m.) Blooms: Apr-Oct (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<i>Malacothamnus palmeri</i> var. <i>palmeri</i>	Santa Lucia bush-mallow	-	-	1B.2	Rocky chaparral. Elev: 197-1,181 ft. (60-360 m.) Blooms: May-July (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<i>Malacothrix saxatilis</i> var. <i>arachnoidea</i>	Carmel Valley malacothrix	-	-	1B.2	Coastal scrub and rocky chaparral. Elev: 82-3,399 ft. (25-1,036 m.) Blooms: Mar-Dec (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<i>Microseris paludosa</i>	marsh microseris	-	-	1B.2	Closed-cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grassland. Elev: 16-584 ft. (5-300 m.) Blooms: Apr-July (CNPS 2015).	N	Suitable habitat not present. Has not been observed on the Monterey Peninsula in over 40 years (CDFW 2015b).
<i>Monardella sinuata</i> ssp. <i>nigrescens</i>	northern curly-leaved monardella	-	-	1B.2	Sandy soils in coastal dunes and coastal scrub. In Santa Cruz County it is also found in chaparral and lower montane coniferous forest (ponderosa pine sandhills). Elev: 0-984 ft. (0-300 m.) Blooms: Apr-Sept (CNPS 2015).	N	Suitable habitat not present.
<i>Monolopia gracilens</i>	woodland woollythreads	-	-	1B.2	upland forest, chaparral, cismontane woodland, North Coast coniferous forest, and valley and foothill grassland. Elev: 328-3,937 ft. (100-1,200 m.) Blooms: Feb-July (CNPS 2015).	N	Suitable habitat not present. Serpentine soil not present (CGS 2010).
<i>Pinus radiata</i>	Monterey pine	-	-	1B.1	Closed-cone coniferous forest and cismontane woodland. Elev: 82-610 ft. (25-186 m.) Blooms: N/A (CNPS 2015).	N	Suitable habitat not present. Species not observed during reconnaissance-level survey.
<i>Piperia yadonii</i>	Yadon's rein orchid	FE	-	1B.1	Sandy soils in coastal bluff scrub, closed-cone coniferous forest, and maritime chaparral communities. Elev: 33-1,673 ft. (10-510 m.) Blooms: Feb-Aug (CNPS 2015).	N	Suitable habitat not present.
<i>Plagiobothrys uncinatus</i>	hooked popcorn-flower	-	-	1B.2	grassland, and sandy chaparral. Elev: 984-2,493 ft. (300-760 m.) Blooms: Apr-May (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<i>Potentilla hickmanii</i>	Hickman's cinquefoil	FE	SE	1B.1	Freshwater marshes, seeps, and small streams in open or forested areas along the coast, including coastal bluff scrub and closed-cone coniferous forest. Elev: 33-489 ft. (10-149 m.) Blooms: Apr-Aug (CDFW 2015; CNPS 2015).	N	Suitable habitat not present.
<i>Ramalina thrausta</i>	angel's hair lichen	-	-	2B.1	On dead twigs and other lichens in North Coast coniferous forests. Elev: Unkown Blooms: N/A (CNPS 2015).	N	Suitable habitat not present. Only confirmed occurrences in Del Norte and Sonoma counties (CDFW 2015b).
<i>Rosa pinetorum</i>	pine rose	-	-	1B.2	Closed-cone coniferous forest and cismontane woodland. Elev: 7-945 ft. (2-945 m.) Blooms: May-July (CNPS 2015).	N	Suitable habitat not present.
<i>Stebbinsoseris decipiens</i>	Santa Cruz microseris	-	-	1B.2	broadleaved upland forests, closed-cone coniferous forests, chaparral, coastal prairie, and valley and foothill grasslands. Elev: 33-1,640 ft. (10-500 m.) Blooms: Apr-May (CNPS 2015).	N	Suitable habitat not present.
<i>Tortula californica</i>	California screw-moss	-	-	1B.2	On sandy soil in chenopod scrub and valley and foothill grassland. Elev: 33-4,790 ft. (10-1,460 m.) Blooms: N/A (CNPS 2015).	N	Suitable habitat not present.
<i>Trifolium buckwestiorum</i>	Santa Cruz clover	-	-	1B.1	Gravelly soils on margins in broadleaved upland forests, cismontane woodland, and coastal prairie. Elev: 345-2,001 ft. (105-610 m.) Blooms: Apr-Oct (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.

Scientific Name	Common Name	Federal Status	State Status	CNPS Rare Plant Rank	General Habitat Characteristics	Included in Impact Analysis?	Rationale
<i>Trifolium hydrophilum</i>	saline clover	-	-	1B.2	alkaline valley and foothill grasslands. Elev: 0-984 ft. (0-300 m.) Blooms: Apr-June (CNPS 2015).	N	Suitable habitat not present.
<i>Trifolium polyodon</i>	Pacific Grove clover	-	SR	1B.1	Mesic areas in closed-cone coniferous forest, coastal prairie, meadows and seeps, and valley and foothill grassland. Elev: 16-394 ft. (5-120 m.) Blooms: Apr-July (CNPS 2015).	N	Suitable habitat not present.
<i>Trifolium trichocalyx</i>	Monterey clover	FE	SE	1B.1	Sandy soils in open, burned areas in closed-cone coniferous forests. Elev: 98-787 ft. (30-240 m.) Blooms: Apr-June (CNPS 2015).	N	Suitable habitat not present. PSA is below species elevation range.
<b>Invertebrates</b>							
<i>Branchinecta lynchi</i>	vernal pool fairy shrimp	FT	-		Found only in vernal pools and vernal pool-like habitats (USFWS 2005).	N	Suitable habitat not present.
<i>Danaus plexippus</i> pop. 1	monarch butterfly - California overwintering population	-	-		Locally important species. Typically overwinter in groves of eucalyptus ( <i>Eucalyptus</i> sp.), Monterey pine ( <i>Pinus radiata</i> ), or Monterey cypress ( <i>Hesperocyparis macrocarpa</i> ) along the California coast (IELP 2012).	Y	Monterey cypress provide suitable overwintering habitat for this species.
<i>Euphilotes enoptes smithi</i>	Smith's blue butterfly	FE	-		( <i>Eriogonum latifolium</i> ) and seacliff buckwheat ( <i>Eriogonum parvifolium</i> ). Known from primarily coastal dune habitats, but also recorded in chaparral, scrub and grassland (USFWS 2006).	N	Host plant not present. Suitable habitat not present.
<i>Haliotis cracherodii</i>	black abalone	FE	-		Found in rocky intertidal and subtidal habitats in areas of high to moderate surf. Often found wedged into crevices, cracks, or holes in rocks (Butler et al. 2009).	N	Suitable habitat not present.
<b>Fish</b>							
<i>Eucyclogobius newberryi</i>	tidewater goby	FE	SSC		Brackish water, shallow lagoons & lower stream reaches, still water (USFWS 2005).	N	Suitable habitat not present.
<i>Oncorhynchus mykiss irideus</i>	steelhead - south/central California coast DPS	FT	SSC		Spawning habitat = gravel-bottomed, fast-flowing, well-oxygenated rivers and streams. Non-spawning = estuarine, marine waters (Busby et al. 1996).	N	Known to occur in Carmel River; however, PSA is 200 feet from the river and no impacts to this species will occur.
<b>Amphibians</b>							
<i>Ambystoma californiense</i>	California tiger salamander	FT	ST		Breeding ponds are usually fish-free & ephemeral. Ponds form in winter and dry in summer. May also breed in slow streams and semi-permanent waters, including cattle ponds. Needs both suitable upland habitat and breeding ponds. Mostly fossorial & often utilizes mole/ground squirrel burrows. Typical habitat associations include grassland, oak savanna, and edges of mixed woodland and lower elevation coniferous forest (Nafis 2015).	N	Suitable habitat not present. Carmel River is not suitable breeding habitat due to presence of predators.
<i>Rana draytonii</i>	California red-legged frog	FT	SSC		grasslands, coastal scrub, and streambanks with plant cover in lowlands or foothills. Breeding habitat = permanent or ephemeral water sources; lakes, ponds, reservoirs, slow streams, marshes, bogs, and swamps. Ephemeral wetland habitats require animal burrows or other moist refuges for estivation when the wetlands are dry. From sea level to 5,000 ft. (1,525 m.) (Nafis 2015).	Y	Numerous occurrences along the Carmel River. Footprint is roughly 160 feet from the river. PSA is roughly 140 feet from the river.
<i>Taricha torosa</i>	Coast Range newt	-	SSC		rolling grasslands. In southern California, drier chaparral, oak woodland and grassland are used. Found at elevations up to 4,200 ft. (Nafis 2015).	N	Nearest CNDDDB occurrence (#5) roughly 18 miles away (CDFW 2015b). Not known to occur in the vicinity.
<b>Reptiles</b>							
<i>Anniella pulchra nigra</i>	black legless lizard	-	SSC		Occurs in moist warm loose soil in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces (Nafis 2015).	N	Suitable habitat not present.
<i>Emys marmorata</i>	western pond turtle	-	SSC		Ponds, lakes, rivers, streams, creeks, marshes, and irrigation ditches, with abundant vegetation, and either rocky or muddy bottoms, in woodland, forest, and grassland. Logs, rocks, cattail mats, and exposed banks are required for basking (Nafis 2015).	Y	Carmel River, tributary drainage, and associated uplands may provide suitable habitat.
<i>Phrynosoma blainvilli</i>	coast horned lizard	-	SSC		Inhabits open country, especially sandy areas, washes, flood plains and wind-blown deposits in a wide variety of habitats. Occurs in valley-foothill hardwood, conifer and riparian habitats, as well as in pine-cypress, juniper and annual grassland habitats. Ranges up to 4,000 ft. (1,219 m.) in the Sierra Nevada foothills, and up to 6,000 ft. (1,800 m.) in the mountains of southern California (CDFW 2015c).	N	Suitable habitat not present.
<b>Birds</b>							
<i>Agelaius tricolor</i>	tricolored blackbird	-	SE		Nest in wetlands or in dense vegetation near open water. Dominant nesting substrates: cattails ( <i>Typha</i> sp.), bulrushes ( <i>Schoenoplectus</i> sp.), blackberry ( <i>Rubus</i> sp.), agricultural silage. Nesting substrate must either be flooded, spinous, or in some way defended against predators (Hamilton 2004).	N	Suitable nesting substrate not present.

Scientific Name	Common Name	Federal Status	State Status	CNPS Rare Plant Rank	General Habitat Characteristics	Included in Impact Analysis?	Rationale
<i>Athene cunicularia</i>	burrowing owl	-	SSC		mammal burrows, including rolling hills, grasslands, fallow fields, sparsely vegetated desert scrub, vacant lots and human disturbed lands. Soils must be friable for burrows (Bates 2006).	N	Suitable habitat not present. No burrows observed during reconnaissance-level survey.
<i>Brachyramphus marmoratus</i>	marbled murrelet	FT	SE		pelagic habitats from the Oregon border to Santa Barbara County. Nests and roosts along coastlines in stands of mature redwood ( <i>Sequoia sempervirens</i> ) and Douglas fir ( <i>Pseudotsuga menziesii</i> ). Prefers to nest in tall trees (CDFW 2015c).	N	Suitable habitat not present.
<i>Charadrius alexandrinus nivosus</i>	western snowy plover	FT	SSC		salt flats in lagoons, dredge spoils deposited on beach or dune habitat, levees and flats at salt- evaporation ponds, river bars, along alkaline or saline lakes, reservoirs, and ponds (Cornell 2015).	N	Suitable habitat not present.
<i>Circus cyaneus</i>	northern harrier	-	SSC		vegetation in undisturbed areas. Breed and forage in variety of open habitats such as marshes, wet meadows, weedy borders of lakes, rivers and streams, grasslands, pastures, croplands, sagebrush flats and desert sinks (Shuford and Gardali 2008).	Y	Suitable habitat present.
<i>Contopus cooperi</i>	olive-sided flycatcher	-	SSC		Preferred nesting habitat includes mixed conifer, montane hardwood-conifer, Douglas- fir, redwood, red fir ( <i>Abies magnifica</i> ), and lodgepole pine ( <i>Pinus contorta</i> ). Requires large, tall trees, usually conifers for nesting and roosting (CDFW 2015c).	N	Suitable habitat not present.
<i>Cypseloides niger</i>	black swift	-	SSC		Breeding sites are very specific: behind or beside permanent or semipermanent waterfalls, on perpendicular cliffs near water and in sea caves (Shuford and Gardali 2008).	N	Suitable habitat not present.
<i>Empidonax traillii extimus</i>	southwestern willow flycatcher	FE	SE		Dense riparian forest and scrub habitats associated with rivers, swamps, wetlands, lakes and reservoirs (USFWS 2002).	N	Outside known breeding range (Craig and Williams 1998).
<i>Falco peregrinus</i>	peregrine falcon	FD	SD/FP		Breeds mostly in woodland, forest, and coastal habitats, near wetlands, lakes, rivers or other water on high cliffs, banks, dunes, or mounds. Will nest of human-made structures, tree or snag cavities, or old nests of other raptors (CDFW 2015c).	Y	Suitable habitat present.
<i>Gymnogyps californianus</i>	California condor	FE	SE		Chaparral, coniferous forest and oak savannah in southern and central California. Nest in cliff cavities, large rock outcrops, or large trees. Roost on large cliffs or trees near feeding areas (USFWS 1996).	N	Suitable habitat not present.
<i>Haliaeetus leucocephalus</i>	bald eagle	FD	SE/FP		tree with open branchwork, especially ponderosa pine. Requires large bodies of water or rivers with abundant fish, and adjacent snags (CDFW 2015c).	N	Suitable habitat not present.
<i>Lanius ludovicianus</i>	loggerhead shrike	-	SSC		Breed in shrublands or open woodlands with a fair amount of grass cover and areas of bare ground (Shuford and Gardali 2008).	N	Outside species breeding range (Shuford and Gardali 2008).
<i>Oceanodroma homochroa</i>	ashy storm petrel	-	SSC		Breeds on islands and offshore rocks from Mendocino County down to Baja California. Usually breed in crevices of talus slopes, rock walls, sea caves, cliffs, and driftwood (Shuford and Gardali 2008).	N	Suitable habitat not present.
<i>Pelecanus occidentalis californicus</i>	California brown pelican	FD	SD/FP		Warm coastal marine and estuarine environments. Rare inland. Breeds primarily on islands (Cornell 2015).	N	Suitable habitat not present.
<i>Ptychorampus aleuticus</i>	Cassin's auklet	-	SSC		Occurs in offshore California waters. Breed on islands free from non-native predators and large domestic mammals. Nest in earthen burrows, rocky crevices, debris piles, cracks under buildings, and large caves (Shuford and Gardali 2008).	N	Suitable habitat not present.
<i>Rallus longirostris obsoletus</i>	California clapper rail	FE	SE/FP		Require intricate network of sloughs with small natural berms along tidal channels with relatively tall vegetation (USFWS 2010a)	N	Suitable habitat not present.
<i>Riparia riparia</i>	bank swallow	-	ST		riverbanks. Also nest in earthen banks and bluffs, as well as sand and gravel pits (CDFW 2015c).	N	Suitable habitat not present. Outside species range (Garrison 1998).
<i>Setophaga petechia</i>	yellow warbler	-	SSC		meadows. Willow ( <i>Salix</i> sp.) cover and Oregon ash ( <i>Fraxinus latifolia</i> ) important predictors of abundance in northern California (CDFW 2015c).	Y	Suitable habitat present.
<i>Sterna antillarum browni</i>	California least tern	FE	SE		Nest and roost in colonies on open beaches, forage near shore ocean waters and in shallow estuaries and lagoons (USFWS 2006).	N	Suitable habitat not present.
<i>Strix occidentalis occidentalis</i>	California spotted owl	-	SSC		Forests and woodlands with large mature trees and snags containing a high basal area, dense canopy (> 70%) cover, multiple canopy layers, and downed woody debris (CDFW 2015c).	N	Outside species range (Shuford and Gardali 2008). Suitable habitat not present.
<i>Vireo bellii pusillus</i>	least Bell's vireo	FE	SE		Obligate riparian breeder. Cottonwood willow, oak woodlands, and mule fat scrub along watercourses (USFWS 1998).	N	Outside known breeding range (Kus 2002).

**Mammals**

Scientific Name	Common Name	Federal Status	State Status	CNPS Rare Plant Rank	General Habitat Characteristics	Included in Impact Analysis?	Rationale
<i>Corynorhinus townsendii</i>	Townsend's big-eared bat	-	SCT/SSC		workings, occasionally found in buildings. Population concentrations in areas with cavity-forming rock and in old mining districts (Bolster 1998).	N	Suitable habitat not present.
<i>Enhydra lutris nereis</i>	southern sea otter	FT	FP		Occupy hard- and soft-sediment marine habitats from the littoral zone to depth of less than 330 ft. (100 m.), including protected bays and exposed outer coasts (USFWS 2003).	N	Suitable habitat not present.
<i>Neotoma macrotis luciana</i>	Monterey dusky-footed woodrat	-	SSC		Common to abundant in forest habitats of moderate canopy and moderate to dense understory. Can be abundant in chaparral habitats. Houses are built of sticks and leaves at the base of, or in a tree, around a shrub, or at the base of a hill (CDFW 2015c [Life History Account for <i>N. macrotis</i> ]).	Y	Suitable habitat present.
<i>Sorex ornatus salarius</i>	Monterey shrew	-	SSC		Occupies a variety of habitats including coastal salt-marshes and adjacent sandhills, riparian areas, wetlands and uplands (Bolster 1998).	Y	Suitable habitat present.
<i>Taxidea taxus</i>	American badger	-	SSC		Open shrub, forest and herbaceous habitats with friable soils. Associated with treeless regions, prairies, park lands and cold desert areas. Range includes most of California, except the North Coast (CDFW 2015c).	N	Suitable habitat not present.

Key
<b>Federal &amp; State Status</b>
(FE) Federal Endangered
(FT) Federal Threatened
(FC) Federal Candidate
(SE) State Endangered
(ST) State Threatened
(SSC) State Species of Special Concern
(FP) Fully Protected
<b>CNPS Rare Plant Rank</b>
<b>Rareness Ranks</b>
(1A) Presumed Extinct in California
(1B) Rare, Threatened, or Endangered in California and Elsewhere
(2) Rare, Threatened, or Endangered in California, But More Common Elsewhere
(3) More Species Information Needed
(4) Limited Distribution
<b>Threat Ranks</b>
(0.1) Seriously threatened in California
(0.2) Fairly threatened in California
(0.3) Not very threatened in California

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## Appendix B

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Archaeological Records Search and Site Reconnaissance

Holman and Associates

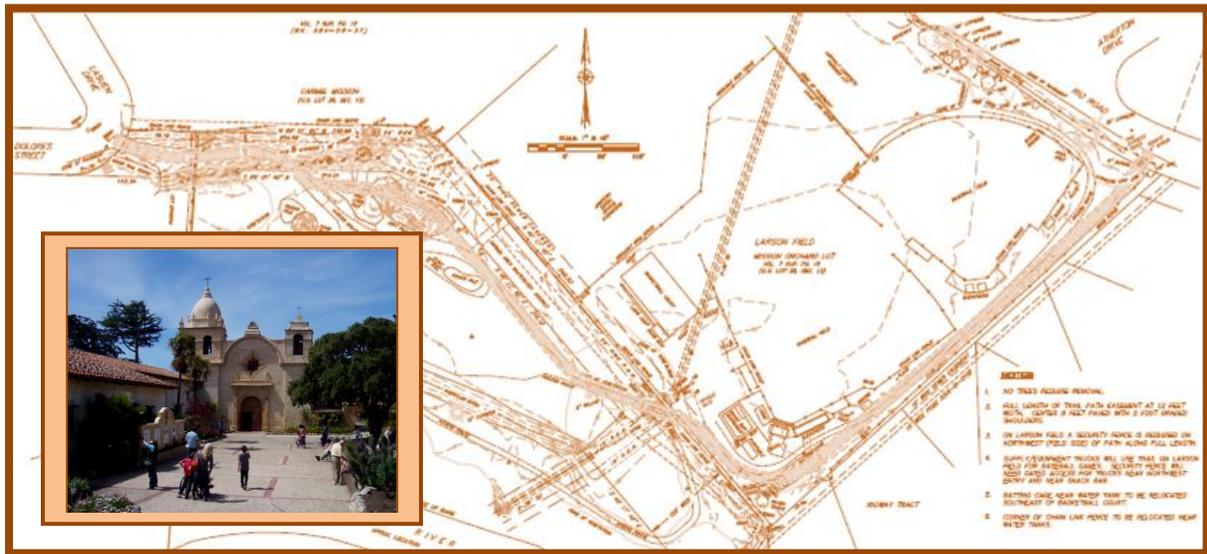


# Archaeological Records Search and Site Reconnaissance Rio Park/Larsen Field Trail Project City of Carmel-By-The-Sea, Monterey County, California

By

John Schlagheck, M.A., RPA  
Associate Archaeologist

May 2015



Report Completed for

PMC  
60 Garden Court, Suite 230  
Monterey, CA 93940

**Holman & Associates**  
**Archaeological Consultants**  
3615 Folsom Street  
San Francisco, CA 94110  
415-550-7286  
Holman.assoc@comcast.net

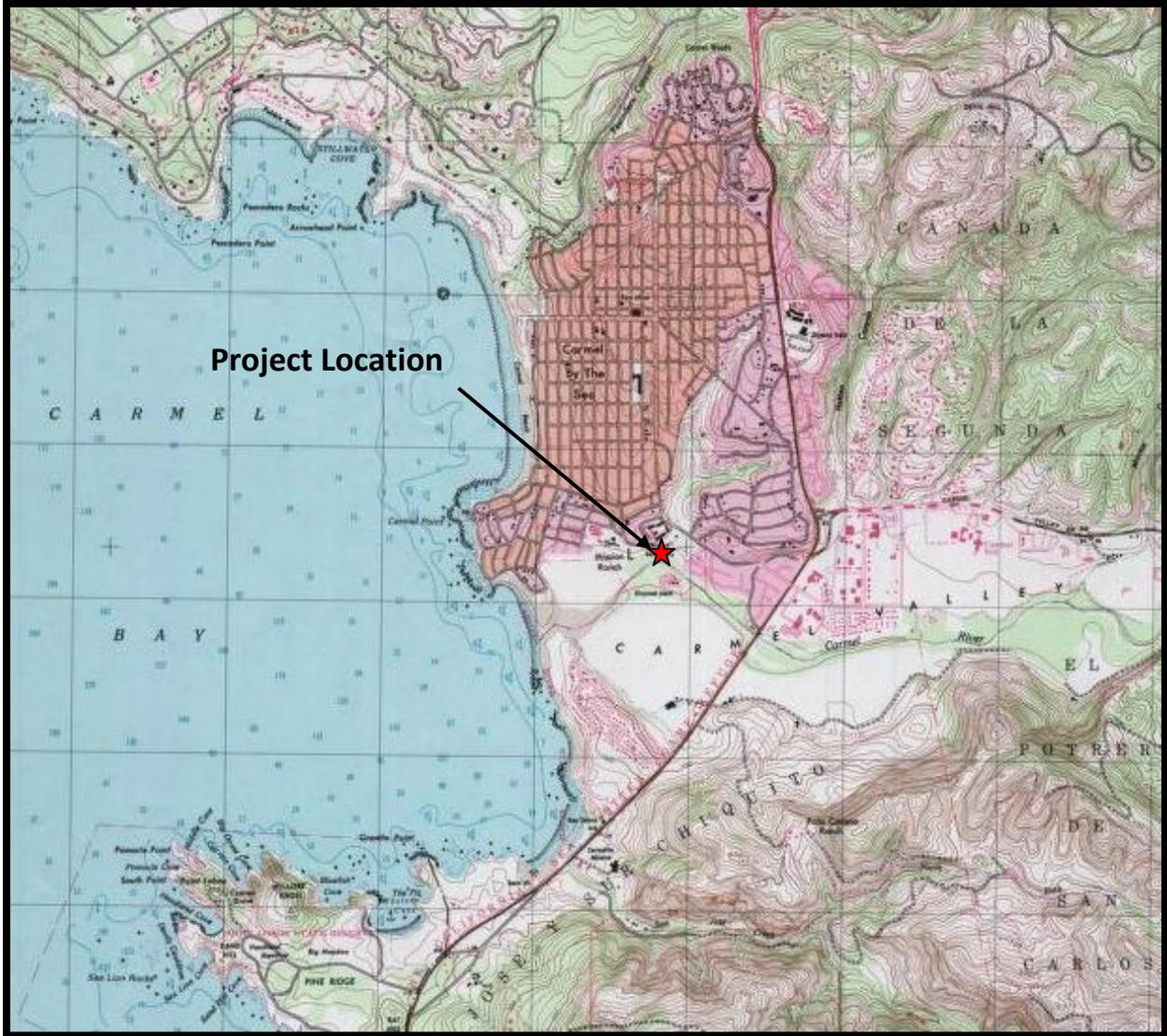
## **Introduction and Project Summary**

In April 2015, Holman & Associates (H&A) completed archival research and a pedestrian reconnaissance of a 1,400-foot long and 12-foot wide project area between Rio Road and Lasuen Drive in the jurisdiction of both the City of Carmel-By-The-Sea (hereinafter Carmel) and Monterey County, California. The project area is planned for the development of an eight-foot wide paved pedestrian/bike path. This research was conducted for Pacific Municipal Consultants (PMC) and authorized for the property owners by Brian Roseth, Monterey Bay Planning Services, as part of the project's environmental review per the California Environmental Quality Act (CEQA). The project area is in close proximity to Mission San Carlos Borromeo de Carmelo (1770), aka Mission Carmel (California State Historic Landmark No. 135) and in a region known to have had a relatively dense prehistoric population.

This work entailed three steps. The first was a search of relevant records and maps maintained by the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University. Other documentary resources were also referenced with the assistance of local individuals having special knowledge of the history of Mission Carmel and its surroundings. As the second step, this author conducted a pedestrian survey of the project area. This report and the recommendations within are the third step of this cultural resources investigation of the subject property.

Notwithstanding that the pedestrian survey found no specific indication of surface or subsurface resources in the project area, archival research showed that the project's path runs through an area with known prehistoric archaeological resources and intersects property owned and operated by Mission Carmel beginning as early as 1771. Multiple archaeological investigations have been conducted that include portions of the project area resulting in the uniform opinion among researchers that the archaeological sensitivity of the area for both prehistoric and historical period resources is extremely high. Given the sensitivity of the area for potential archaeological resources, archaeological monitoring of all excavation and other ground disturbance related to the present project should be considered mandatory.

A copy of this report will be submitted to the NWIC as required by the State of California.



**Map 1:** Project Area Location  
 (USGS “Monterey” 7.5 minute topographic quadrangle, 1997)

(Source: USGS)

## Project Location and Legal Description

The project area is an east/west trending linear/curvilinear shaped area 12 feet wide and about 1,400 feet long located between Rio Road and Lasuen Drive south and west of the Mission Carmel/Junipero Serra School complex and Larson athletic fields. The project is in the jurisdiction of both Carmel and Monterey County about 200 feet north of the Carmel River and about 2,000 feet west of Highway 1. The property is contained on the U.S. Geological Survey (USGS) “Monterey” 7.5 minute topographic quadrangle, a portion of which is reproduced here as Map 1. The project area crosses four parcels designated by Assessor’s Parcel Number (APN) 009-511-011 (Mission Ranch), 009-521-001 (Carmel Area Wastewater District), 009-521-002 (Rio Park-City of Carmel-By-The-Sea), and 009-531-004 (Larsen Field-Mission Orchard Lot). All four parcels are listed as “unsectioned” in the Monterey County GIS database.

## **Environmental Setting**

The project area lies on a low hill 200 feet north of the Carmel River at about 20 feet/6 meters above sea level. The surrounding area is defined by the Carmel River Valley which drains east to west from the Santa Lucia Range to the Pacific Ocean about 3,000 feet west of the project area.

Presently, the Carmel River Valley contains a variety of land uses including residential, commercial, active recreation (golf courses), open space recreation (Carmel River State Beach), water treatment facilities, and agriculture. Near the project area the river channel is lined with willow and other riparian plants. A row of mature cypress trees stands along the project path near Lasuen Drive while ground cover is mostly invasive passion vine, poison oak, wild berries, thick grasses and varieties of broom. Near Rio Road the project area is covered with mowed grass and gravel that is part of the Larson Field athletic area.

## **Brief Cultural History**

Most radiocarbon dates obtained from prehistoric contexts in the Monterey Bay region suggest that permanent occupation of the region began about 5,000 to 6,000 Years Before Present (YBP). While it is not entirely clear how population movements affected cultural continuity in the area, it is well established that hunting and gathering or a combination of hunting and gathering and collecting, as described by Binford (1980), was the primary subsistence strategy used by the region's inhabitants up to the beginning of the Spanish colonial presence in 1769.

Moratto (1984) and Breschini and Haversat (2005), suggest the Ohlone, also called Costanoan—from the Spanish “costanos” for coast-dwellers, arrived in the north and northwest portion of Monterey County about 200 B.C., perhaps from the lower Sacramento Valley/Delta. Linguistically, the Ohlone were a language family in aboriginal times but many independent tribal groups maintained autonomous territories and spoke mutually unintelligible languages. The Rumsen Tribe of the Ohlone was associated with the lower Carmel River Valley including the entire Monterey Peninsula to the north and about as far south as Garrapata State Park (Milliken 1999b). Habitation was likely semi-sedentary with seasonal camps often reflecting climate patterns and seasonal resource availability. Discussions of the Ohlone include Kroeber (1925), Levy (1978), Margolin (1978), and other sources.

From 1769 to 1776, three Spanish expeditions to reconnoiter the region for colonization passed through the Central Coast. With the development of the Spanish Presidio at Monterey Bay and the Franciscan mission at Carmel in 1770, and later the missions at Soledad and Santa Cruz (1791), and San Juan Bautista (1797) aboriginal life changed profoundly for the Ohlone. The root cause of change was Spanish religious and political hegemony brought by the Franciscan missionaries and enforcement of their assumed authority by the Spanish military. Religious conversion, adoption of farming practices, lethal illnesses, and intermarriage with other groups also contributed to the disintegration of tribal culture. The effect of Mission Carmel on the Native population was dramatic. By 1790, the Rumsen and the five tribes surrounding their territory (Locuyusta in Calendaruc, Ensen, Eslanajan, Excelen, and Sargentarue) had all experienced significant absorption into the Mission system (Milliken 1999b).

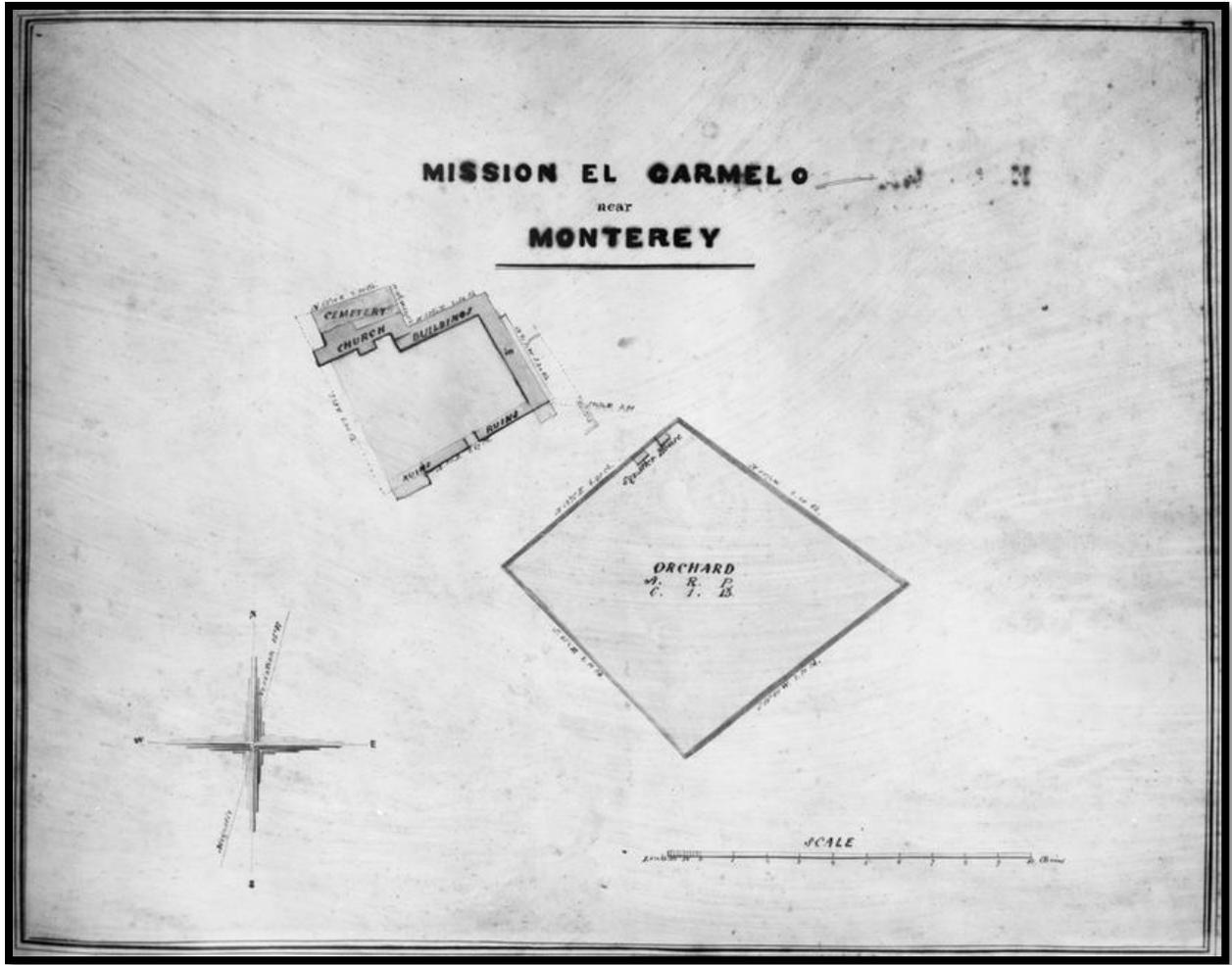
## **Mission San Carlos Borromeo de Carmelo**

Mission San Carlos Borromeo de Carmelo is arguably one of the most important historic sites on the west coast of The United States. The Mission was founded by Father Junípero Serra in June of 1770 at a Mission warehouse near the Spanish Presidio of Monterey Bay. In 1771 the Mission was moved to its present location on the Carmel River. Father Serra, the first Father-President of the mission system of Alta California, was pleased with the site and operated Mission Carmel as the administrative headquarters of the mission system until his death in August, 1784. The headquarters status continued until the death of subsequent Father-President, Father Lasuen, in 1803 (Lake 2006; Beebe and Senkewicz 2015).

Growth of the Mission under Father Serra and subsequent leaders was a priority. The first buildings were rough log shelters surrounded by a simple wood stockade. Reconstruction and expansion of the Mission church occurred eight times with a significant contribution of labor and skill from Native American apprentices. The present church was dedicated in 1797. The Mission evolved into perhaps the most unique in the California mission system with sandstone construction and Morrish-Gothic architectural features that provide an old world appearance compared to the rather plain style typical of the other churches (Krell 1979). It is thought that Father Serra was a strong influence regarding the architectural style (Lake 2006). Father Serra, Father Lasuen, and Father Crespi, chronicler of the Portola Expedition of 1769, are interred in the floor of the Mission Carmel church.

The Mission was at its most successful from 1771 to the first decade of the 19<sup>th</sup> century, when regional epidemics in 1802 and 1806 seriously depleted the Native population. After a long period of decline through the Mexican revolution of 1821, secularization in 1831-1832, and another epidemic in Monterey in 1844, Mission Carmel was left neglected and abandoned.

In 1884, Mission Carmel was partially restored by Father Angelo Casanova, a pastor in Monterey, for the centennial of the death of Father Serra. The main element of this work was replacement of the sanctuary roof, a treatment that was historically inaccurate but functional satisfactory. The fix was sufficient to stabilize the remaining structure until a more complete and historically sensitive restoration was undertaken in the 1930s. As a result of this rescue the Mission Carmel church is considered one of the most authentic buildings from the Mission Period (Krell 1979; Lake 2006). The restoration revived interest in the Mission. In 1960 the Vatican designated the Mission a minor basilica in recognition of its connection with Father Serra, who was made a candidate for sainthood in 1934 and canonized in 1988. Pope John Paul II visited the Mission in 1988, an event related to the canonization of Serra (Lake 2006). Mission Carmel is now an active parish and popular museum.



**Figure 1: Mission Carmel and Mission Orchard** (Source: Public Domain via Wikicommons)  
 Historic American Buildings Survey U.S. Land Commission, Clerk - U.S. District Court of Northern California - Mission San Carlos Borromeo, Rio Road and Lausen Drive, Carmel-by HABS CAL,27-CARM.

### Archaeological Sensitivity of the Project Area

While the location of the main Mission structures is relatively certain, the geography of the area around the Mission and the activities that may have taken place there is ambiguous. The Native American village associated with the Mission was mostly located to the north, but with an estimated 740 inhabitants in about 50 dwellings, the boundaries of the village are far from certain (from Lapérouse 1786 noted in Smith 1921).

South of the Mission near the project area the land uses appear to have been related to crops and animals. For example, French explorer Abel Du Petit-Thouars wrote in 1937 that a garden with fruit trees "...stretches out in a gentle slope from the mission to the edge of the river Carmelo..." (Quoted in Smith 1921:33), that is, south of the Mission. The Larsen Field area was the Mission orchard from 1779 until 1829. Figure 1 is an early 20<sup>th</sup> century government record almost certainly based on the "Alemany Plat" of 1854 (see Plate 5, Smith 1921:30). Encountering

archaeological evidence of the garden and orchard operation is therefore a possibility, although such evidence would likely be ephemeral. Other references also suggest there were structures outside the Mission. In 1771 there were “within sight some corrals for the mules and cattle” (Engelhardt 1973:33).

The lack of a map or other more precise location information to accompany these vague references is critical to the conclusion that the location of some Mission associated structures, land uses, and activities remains uncertain and that caution during ground disturbing work near the Mission is warranted.

## **Historical Resources Records Search Results**

An archive search was conducted by Leigh Jordan, archivist, on April 13, 2015, at the Northwest Information Center (NWIC) of the California Historical Resources Information System (CHRIS) at Sonoma State University (NWIC File No. 14-1385). The records search showed that there are five archeological sites within one kilometer of the project area. The historic Mission Carmel (National Historic Landmark #214; State Historic Landmark #135; CA-MNT-18H) is located just north of the proposed trail route that intersects the south portion of Larsen Field, which contained the Mission orchard from 1779 until 1829. Evidence of shell midden is also noted in the original site record (Pilling 1948) perhaps associated with both the Mission period neophyte habitation near the Mission and an early prehistoric habitation of the same area. A separate prehistoric site (CA-MNT-188) was recorded in 1953 by Broadbent as a sparse shell midden on the hill just north of the Mission within the nearby built up neighborhood. The closest historic period site is the Mission Ranch complex west of the project area.

Nearby formal surveys include four archaeological reconnaissance studies which include land within or immediately adjacent to the project area (Doane and Haversat 2002, 2000; Runnings and Haversat 1995; Runnings and Breschini 1991)

The California Inventory of Historic Resources (March 1976), California Historical Landmarks, and the National Register of Historic Places were checked for listed cultural resources which might be present in the project area; none were discovered.

## **Project Area Reconnaissance**

### **Methods**

On April 9, 2015 a pedestrian survey for archaeological resources was conducted by this author on all accessible areas within and adjacent to the project area. The survey was a general surface reconnaissance (see King, Moratto, and Leonard 1973) that included careful inspection for prehistoric and historical period cultural materials, topographic indicators, as well as vegetation and soil characteristics that might indicate surface or subsurface cultural materials. Where exposed soil was encountered, a trowel was used to increase soil visibility by removing light vegetation.

## Results

No indications of cultural resources were found during the survey. Passion vine covers the majority of the project area near Lasuen Drive and soil visibility in that area was only about 15 percent. In the west central portion of the project area the ground is completely obscured by large piles of cut logs and other debris related to the City's use of the Rio Park parcel as a maintenance yard. Farther east the project area coincides with an existing gravel road that limits views of the underlying soil to less than ten percent. On the Larsen Field property, the ground cover is a combination of gravel and mowed grass. This area provided adequate access to the soil, especially at the margins of the mowed grass that roughly corresponds to the project area route along the fence line south of Larson Field. Rodent activity was also evident in the east portions of the project area and back dirt from borrows was closely examined.

From the relatively small amount of soil that was observed during the survey, the project area appears to contain a fine medium gray alluvial silt/clay with very few rocks that is typical of river valley sediment.

Several structures and buildings are in or very close to the project area. At the west terminus of the project area there is a masonry post made of fired brick. The post defines the south limit of the Serra School parking lot driveway at Lasuen Drive and the west limit of the chain-link fence that separates the project area from south boundary of the school parking lot. The proposed path of the project also passes within about 130 feet of the Serra School gymnasium, a new building completed within the last few years. Near Larsen field there are several small buildings, a metal storage container, a chain-link backspot and batting cage, and both a chain-link and wood fence line that either cross or run parallel with the project area. With the exception of the batting cages and two small sections of a chain-link fence which are to be removed or relocated as part of the present project, no changes to any of these buildings and structures are proposed. All the buildings related to Larsen field are of modern construction.

## Recommendation

Although no historic period archaeological materials were found during the survey of the project area, archival research showed that the project's path runs through an area with known prehistoric archaeological resources and intersects property owned and operated by Mission Carmel beginning as early as 1771. It is possible that significant subsurface deposits may have been obscured by the flooding of the Carmel River over many years and that modern land disturbance has covered resources that are vulnerable to adverse impact from the planned construction. The archaeological sensitivity of the area for both prehistoric and historical period resources is extremely high. Therefore we recommend the following which should be incorporated in the project's conditions of approval:

1. A qualified archaeologist should be present for all excavation and soil disturbance during the planned construction over the entire length of the project area and any equipment staging areas related to the project. If at any time potentially significant archaeological resources are discovered, the monitor should be authorized to halt excavation until a

determination of significance is made. If the find is determined to be significant, work may remain halted until a mitigation plan is developed and implemented.

2. Following the construction phase of the project, a monitoring report should be completed that includes the field methods used to find and identify potential resources, a preliminary evaluation of any resources found, a preliminary map of any resources found, and recommendations for additional research if warranted.

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# Appendix C

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Traffic Analysis

Hatch Mott MacDonald





September 9, 2015

Tad Stearn, Principal  
PMC  
60 Garden Court, Suite 230  
Monterey, CA 93940

Re: Rio Park-Larson Field Trail Traffic Analysis, Carmel, California

Dear Tad,

This letter documents a transportation study for the proposed Rio Park-Larson Field Trail located in Carmel, California. The project involves the construction of a Class 1 Bicycle Path that would extend between Lasuen Drive and Rio Road. The trail would cross Rio Park, the perimeter of Carmel Mission's Larson Field, property owned by the Carmel Area Wastewater District (CAWD) and the Mission Ranch tennis court driveway. The trail would be approximately 1,400 feet in length and 12 feet wide. Exhibit 1 shows the location of the proposed trail with respect to the local road network and Exhibit 2 shows the conceptual bike trail alignment.

This traffic analysis evaluates traffic safety issues at the two street junctions – Rio Road and Lasuen Drive. The design of the path termini is evaluated including connectivity to other pedestrian and bicycle facilities, signing, markings and street crossing controls.

#### **EXISTING CONDITIONS**

Rio Road is a 2-lane arterial street near the project site and carries about 10,000 vehicles per day (Carmel General Plan/Coastal Land Use Plan, 2007 count data). Rio Road extends between Val Verde Drive, east of Highway 1, to Ridgewood Road, west of Highway 1, where it continues into the downtown area as Junipero Avenue. Rio Road is a designated Class III Bike Route in the City of Carmel.

At the project site, Rio Road is two-lanes wide with shoulders of varying width. There is an existing sidewalk on the south side of Rio Road that begins about 90 feet south of the proposed Rio Road terminus of the trail and ends at Mission Fields Road. The posted speed limit on Rio Road at the proposed terminus of the trail is 25 miles per hour. A marked crosswalk is provided across Rio Road on the west leg of the Rio Road/Ladera Drive intersection, which is located about 325 feet west of the proposed Rio Road trail terminus. The Larson Field security fence located at the Rio Road terminus of the trail is covered with vegetation.

Lasuen Drive is a two-lane local street with shoulders of limited width that extends from Rio Road to the rear driveway serving Carmel Mission. At the Carmel Mission rear driveway, Lasuen Drive continues west as Dolores Street. Lasuen Drive, Dolores Street and 15<sup>th</sup> Avenue is a designated Class III Bike Route in the City of Carmel.

Intersection turning movement counts were conducted on Wednesday, May 27, 2015 to determine the existing peak hour intersection volumes at the Rio Road/Atherton Drive and Lasuen Drive-Dolores Street/Carmel Mission/Mission Ranch Driveway intersections. The counts were conducted during the AM and PM peak commute hours (7 am to 9 am and 4 pm to 6 pm) and



during the afternoon peak period associated with school dismissal (2 pm to 4 pm). The existing peak hour intersection volumes are shown on Exhibits 3A and 3B.

Intersection traffic operations are evaluated based on the Level of Service (LOS) concept. LOS is a qualitative description of an intersection and roadway's operation, ranging from LOS A to LOS F. Level of service A represents free flow un-congested traffic conditions. Level of service F represents highly congested traffic conditions with unacceptable delay to vehicles on the road segments and at intersections. The intermediate levels of service represent incremental levels of congestion and delay between these two extremes. Appendix A provides additional description of the level of service concept. Intersection operations were evaluated using the SYNCHRO analysis software. The Rio Road/Atherton Drive and Lasuen Drive-Dolores Street/Carmel Mission/Mission Ranch Driveway intersections currently operate at LOS A with no worse than LOS C operations on the minor street, stop-controlled approach to the major street during the three peak hours. The two intersections currently operate at satisfactory levels of service.

The sight distance provided at the intersection of the proposed trail and Lasuen Drive-Dolores Street intersection is limited due to the sharp horizontal curvature of the road as it transitions between an approximate north-south alignment (Lasuen Drive) to an east-west alignment (Dolores Street). Vegetation located on the west side of the intersection restricts the visibility of motorists approaching the intersection on Dolores Street from the west and on Lasuen Drive from the north. The visibility looking from either the Carmel Mission Driveway, the Mission Ranch Driveway and the proposed location of the trail terminus is not restricted given the location of these facilities on the outside of the roadway horizontal curve.

The County of Monterey is currently in the process of making bikeway related improvements to Rio Road from Atherton Drive to Highway 1. These improvements include the following:

1. Pavement rehab (grind & pave of travel way)
2. Installation of bike lanes (eastbound & westbound)
3. Installation of No Parking signs in the westbound direction (from Atherton Drive to Oliver Road).

## **PROJECT DESCRIPTION**

The bicycle path will extend between Rio Road and Lasuen Drive and will be constructed with an 8-foot wide paved surface with two-foot graded shoulders.

It is anticipated that the path will be designed to meet Class I bikeway standards, established by the State of California, over most of its length. This includes an 8-foot-wide surface, paved with asphalt, and bordered on each side by a 2-foot strip of turf, earth, or decomposed granite at the same grade as the paving. All 12 feet of this width will be clear of vegetation to a height of 10 feet above the ground for safe travel.

However, the City has not yet established the ultimate width and surface treatment for the path. The City's proposed design may deviate from Class I standards in locations where existing, mature cypress or oak trees would have overhanging branches that do not meet the requirement for 10 feet of vertical clearance. The City also has reserved the possibility of constructing a path



that is less intensive in design than a Class I bikeway. Such a path could be narrower and might be paved with compacted, decomposed granite (or a similar material) instead of asphalt.

At the Rio Road terminus of the path, the path project would include the following improvements:

1. Security fencing and some vegetation located in the northeast corner of Larson Field will be removed. A new security fence will be constructed to separate the path from Larson Field.
2. A new paved pathway or sidewalk will be constructed along the Rio Road frontage of Larson Field between the City boundary line, which is located on the eastern boundary of Larson Field, and the eastern most Larson Field driveway. A new crosswalk would be installed across Rio Road, west of Atherton Drive, near the terminus of the new sidewalk.
3. The path would be flared on the approach to the new sidewalk to create a “Y” intersection. A barrier would be installed in the center of the “Y” to divert bicyclists to the sidewalk.

At the Lasuen Drive terminus of the path, the path project would include the following improvements:

1. The existing fence that blocks access to the CAWD and Rio Park properties will be removed and a new gate would be installed across the access to the Rio Park property. Vehicle access to the CAWD and Rio Park properties will be preserved.
2. The existing ground vegetation located south of the fence separating the Mission Ranch property from the Carmel Mission property would be removed. The new trail would be installed adjacent to the fence, which will preserve the functionality of the Mission Ranch Driveway.
3. Vegetation on the fence between the Mission Ranch and Carmel Mission properties would be removed for a distance of about 15 feet from Lasuen Drive to improve sight visibility. As an alternative, the fence separating the trail from the Carmel Mission property could be replaced by a low-height wall or raised curb.
3. A new four-foot high, pedestrian-rated barrier would be installed parallel to the path directly opposite the entry to the tennis court parking area to prevent vehicles exiting the tennis court parking lot from encroaching onto the trail. Between this end of this wall and Lasuen Drive-Dolores Street, the trail easement would be marked with pavement markings, but there would be no physical constraint on where vehicles, bikes or pedestrians could travel. The path would be marked with a bike-trail stencil to differentiate the path from the driveway. A STOP sign would be installed at the end of the trail to stop bicyclists before entering Lasuen Drive and Dolores Street.
4. A locked bollard or post would be installed in the center of the trail near the end of the new pedestrian barrier. The bollard would be used for trail-use regulation signage and to prohibit unauthorized vehicles from accessing the trail.
5. Increasing the radius of the curve of paved asphalt along the western edge of the sloping Mission Ranch tennis court parking lot is being considered as a design option. Increasing the radius would improve the turning radius provided to large service trucks.
6. A crosswalk would be installed across Lasuen Drive north of the Carmel Mission driveway (roughly 100 feet north of the street/trail intersection). The crosswalk installation would include appropriate advance warning signage on Dolores Street and



Lasuen Drive. The crosswalk would locate crossing maneuvers for bicyclists approaching the trail on southbound Lasuen Drive to a location with increased visibility compared to the visibility provided at the trail terminus. Appropriate advance warning signs would be installed in advance of the crosswalk on each approach to the crosswalk.

## Safety Evaluation

### Path Design

Final details of the path design have not been established, but it is anticipated that the design will conform with Caltrans Class I bikeway standards. The objective of the Class I bikeway standards are to provide a safe and efficient bikepath design. If the bicycle path is not designed to Caltrans Class I bikeway standards, advance warning signs and markings are recommended to identify locations with non-standard design conditions.

Decomposed granite (or a similar material) is being considered as an alternative to asphalt for the pavement surface. Decomposed granite is an acceptable surface material for bikepaths if properly designed, constructed and maintained. Decomposed granite surfaces require regular maintenance to ensure that the integrity of the surface is maintained.

### Rio Road Terminus

The project includes the construction of a new walkway on the south side of Rio Road from the City limits boundary on the east boundary of Larson Field to the eastern most driveway serving Larson Field. **Recommendation: As a future project, it is recommended that installation of an all-weather path be considered for the remainder of the Larson Field frontage (i.e., between the new crosswalk installed on Rio Road near the trail terminus and the existing crosswalk located on Rio Road near the westerly entrance driveway to the Rio Road parking lot).** Exhibit 4 shows the general location of the recommended all-weather path. Vegetation located on the south side of Rio Road would need to be cleared at least partially to install the path. Installation of the all-weather path would improve conditions for pedestrians walking on this segment of Rio Road.

The crosswalk across Rio Road is proposed to be located on the west side of the Atherton Drive intersection. This would place the crosswalk at the existing transit stops located on each side of Rio Road. In addition, this configuration will allow pedestrians and bicyclists accessing the trail from the west on Rio Road or Atherton Drive and pedestrians and bicyclists exiting the trail with destinations to the west to avoid crossing the Atherton Drive approach to Rio Road. However, the location of the crosswalk on the west side of Atherton Drive would encourage two-way bicycle usage on the walkway between the trail terminus and the crosswalk and would require pedestrian and bicycle traffic arriving from the east on Rio Road to cross Atherton Drive to reach the crosswalk. **Recommendation: The crosswalk across Rio Road at Atherton Drive should be located on the east side of the Rio Road/Atherton Drive intersection. This would allow westbound pedestrian and bicycle traffic exiting the trail and pedestrian and bicycle traffic arriving from the east and west destined to the trail to cross near the trail terminus. In the event that the crosswalk is located on the west side of the Rio Road/Atherton Drive intersection, the proposed walkway located on the south side of Rio Road between the trail**



**terminus and the crosswalk should be constructed to a width of at least 10 feet to provide two-way pedestrian and bicycle travel.**

#### Lasuen Drive Terminus

Given the restricted sight distance at the Lasuen Drive-Dolores Street intersection with the proposed trail terminus, the trail plan includes the installation of a crosswalk across Lasuen Drive about 100 feet north of the street trail intersection. **Recommendation: The crosswalk should be located to provide adequate stopping sight distance for motorists approaching the crosswalk in each direction on Dolores Street-Lasuen Drive. The crosswalk installation should include advance crosswalk warning signs on each approach as well as a combined Bicycle/Pedestrian (W11-15) sign at the crossing location.**

The crosswalk on Lasuen Drive will create two-way bicycle and pedestrian travel on the east side of Lasuen Drive between the crosswalk and the trail. **Recommendation: Installation of a two-way cycle track on the east side of Lasuen Drive between the new crosswalk and the new trail should be considered to delineate the area for two-way cycling on the east side of Lasuen Drive.** On-street parking would not be allowed in the cycle track, which would eliminate on-street parking spaces on the east side of Lasuen Drive, along the frontage of the school.

Lasuen Drive-Dolores Street-15<sup>th</sup> Avenue is designated in the Carmel General Plan as a Class III Bikeway (Bike Route). Class III Bikeways are shared facilities that are established by placing bike route signs along the roadway. **Recommendation: To enhance the Lasuen Drive-Dolores Street-15<sup>th</sup> Avenue Bike Route, it is recommended that shared lane roadway markings be installed on the route.** Appendix D contains a picture of the shared lane marking. The shared lane marking alerts motorists of the potential presence of bicyclists on the route.

#### **Summary of Recommendations**

##### Rio Road Terminus

1. It is recommended that installation of an all-weather path be considered for the remainder of the Larson Field frontage.
2. With the new Rio Road crosswalk located as proposed, the proposed sidewalk on the south side of Rio Road should be constructed to a width of at least 10 feet to provide two-way pedestrian and bicycle travel. As an alternative, locating the crosswalk on the east side of the Rio Road/Atherton Drive intersection should be considered. In this case, the sidewalk could be designed with a standard width.

##### Lasuen Drive Access

1. The crosswalk across Lasuen Drive should be located to provide adequate stopping sight distance for motorists approaching the crosswalk in each direction on Dolores Street-Lasuen Drive. The crosswalk installation should include advance crosswalk warning signs on each approach as well as combined Bicycle/Pedestrian (W11-15) sign at the crossing location.



2. Installation of a two-way cycle track on the east side of Lasuen Drive between the new crosswalk and the new trail should be considered to delineate the area for two-way cycling on the east side of Lasuen Drive.
3. To enhance the Lasuen Drive-Dolores Street-15<sup>th</sup> Avenue Bike Route, it is recommended that shared roadway markings be installed on the route.

If you have any questions regarding this report, please do not hesitate to contact me.

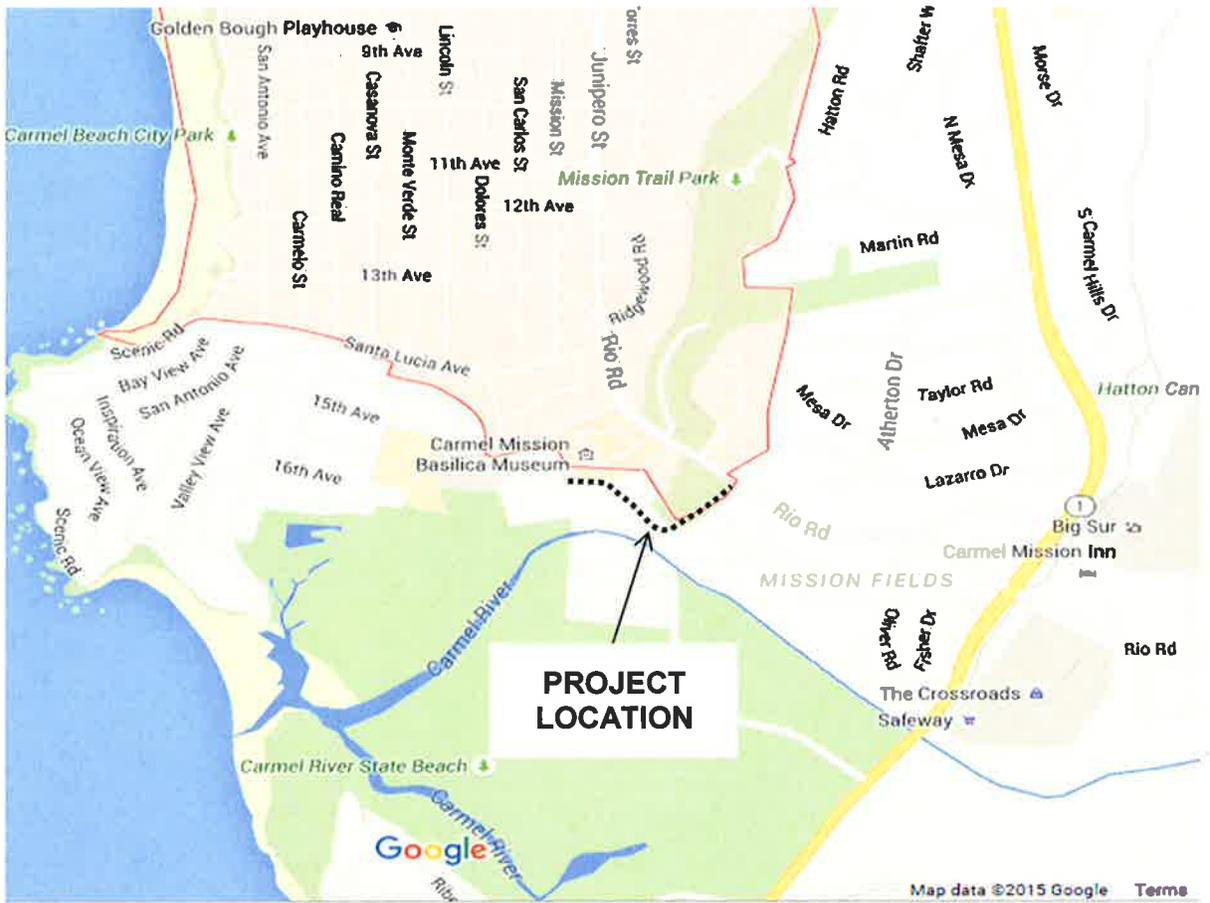
Respectfully submitted,

Hatch Mott MacDonald

A handwritten signature in blue ink, appearing to read "Keith B. Higgins".

Keith B. Higgins, PE, TE  
Vice President

Attachments



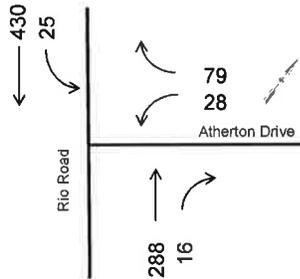


**AM PEAK HOUR**  
8:00 AM - 9:00 AM

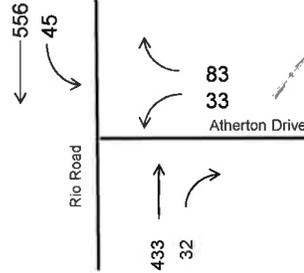
**AFTERNOON PEAK HOUR**  
2:45 PM - 3:45 PM

**PM PEAK HOUR**  
4:15 PM - 5:15 PM

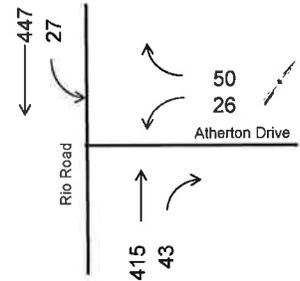
**VEHICLES**



Intersection LOS: A 1.9  
WB Atherton Dr Approach LOS: B 13.4

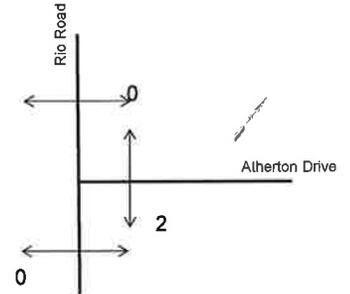
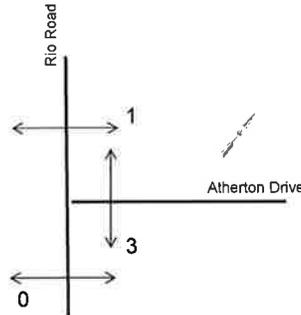
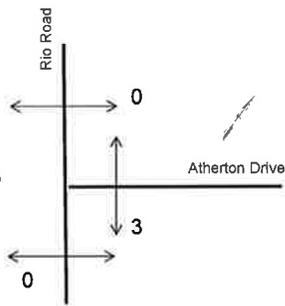


Intersection LOS: A 2.2  
WB Atherton Dr Approach LOS: C 19.7

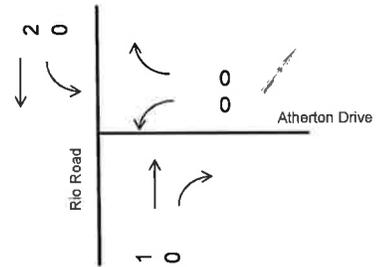
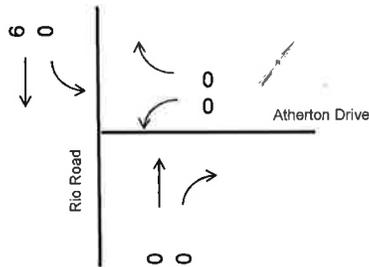
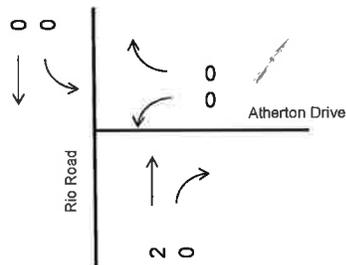


Intersection LOS: A 1.5  
WB Atherton Dr Approach LOS: C 16.2

**PEDESTRIANS**



**BICYCLES**



- Notes:  
1. LOS: Level of Service  
2. A 1.9: Level of Service, Average Delay per Vehicles (seconds).

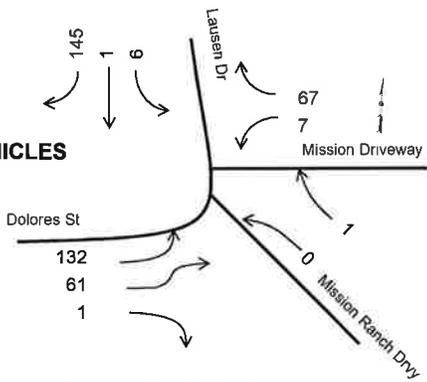
**EXHIBIT 3A**  
**EXISTING PEAK HOUR**  
**TRAFFIC VOLUMES**  
**RIO RD/ATHERTON DR**

**AM PEAK HOUR**  
7:45 AM - 8:45 AM

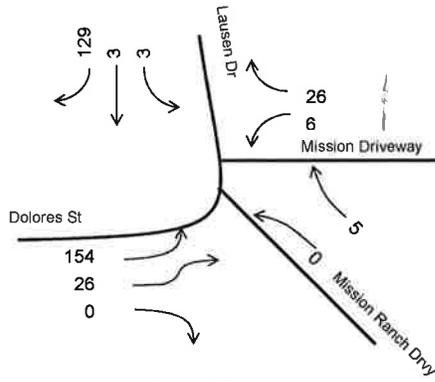
**AFTERNOON PEAK HOUR**  
2:30 PM - 3:30 PM

**PM PEAK HOUR**  
4:15 PM - 5:15 PM

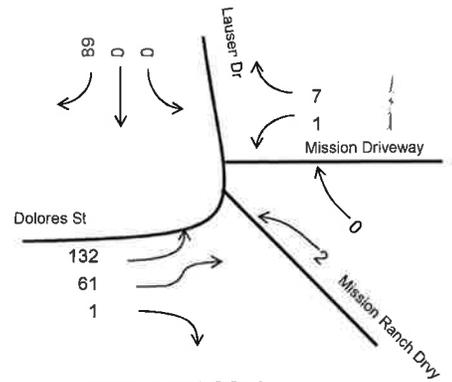
**VEHICLES**



Intersection LOS: A 1.9  
WB Atherton Dr Approach LOS: A 9.8

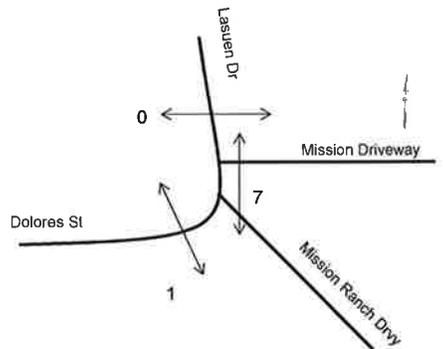
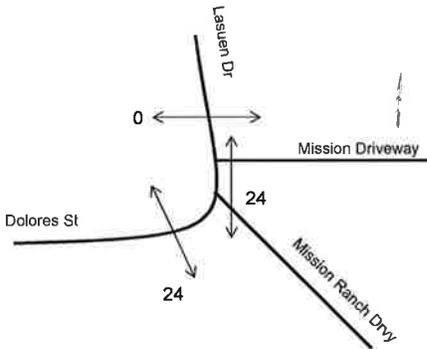
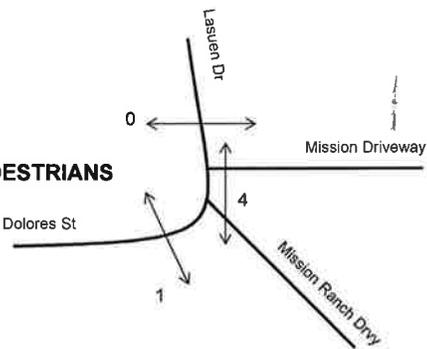


Intersection LOS: A 1.1  
WB Atherton Dr Approach LOS: A 9.6

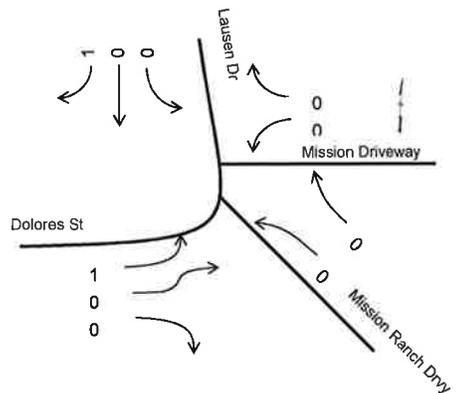
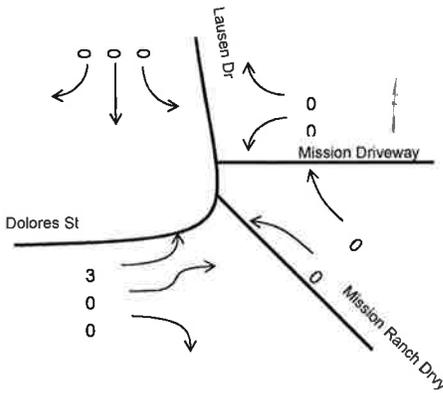
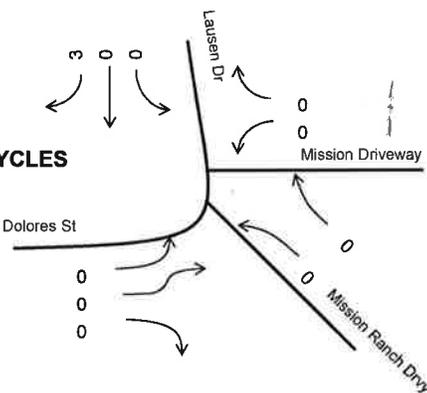


Intersection LOS: A 0.3  
WB Atherton Dr Approach LOS: A 9.5

**PEDESTRIANS**



**BICYCLES**



Notes:  
1. LOS: Level of Service  
2. A 1.9: Level of Service, Average Delay per Vehicles (seconds).



**INSTALL ALL-WEATHER PATH**



## APPENDIX A

### LEVEL OF SERVICE (LOS) DESCRIPTION UNSIGNALIZED INTERSECTIONS WITH TWO-WAY STOP CONTROL (TWSC)

TWSC intersections are widely used and stop signs are used to control vehicle movements at such intersections. At TWSC intersections, the stop-controlled approaches are referred to as the minor street approaches; they can be either public streets or private driveways. The intersection approaches that are not controlled by stop signs are referred to as the major street approaches. A three-leg intersection is considered to be a standard type of TWSC intersection if the single minor street approach (i.e. the stem of the T configuration) is controlled by a stop sign. Three-leg intersections where two of the three approaches are controlled by stop signs are a special form of unsignalized intersection control.

At TWSC intersections, drivers on the controlled approaches are required to select gaps in the major street flow through which to execute crossing or turning maneuvers on the basis of judgment. In the presence of a queue, each driver on the controlled approach must use some time to move into the front-of-queue position and prepare to evaluate gaps in the major street flow. Capacity analysis at TWSC intersections depends on a clear description and understanding of the interaction of drivers on the minor or stop-controlled approach with drivers on the major street. Both gap acceptance and empirical models have been developed to describe this interaction.

Thus, the capacity of the controlled legs is based on three factors:

- the distribution of gaps in the major street traffic stream;
- driver judgment in selecting gaps through which to execute the desired maneuvers; and
- the follow-up time required by each driver in a queue.

The delay experienced by a motorist is made up of a number of factors that relate to control, geometrics, traffic and incidents. Total delay is the difference between the travel time actually experienced and the reference travel time that would result during base conditions, in the absence of incident, control, traffic or geometric delay. Average control delay for any particular minor movement is a function of the capacity of the approach and the degree of saturation and referred to as level of service.

#### LEVEL OF SERVICE (LOS) CRITERIA FOR TWSC INTERSECTIONS (Reference 2010 Highway Capacity Manual)

Level of Service	Control Delay (seconds / vehicle)
A	0 - 10
B	>10 - 15
C	>15 - 25
D	>25 - 35
E	>35 - 50
F	>50

**ATTACHMENT B**  
**INTERSECTION LEVEL OF SERVICE WORKSHEETS**

## INTERSECTION LEVEL OF SERVICE WORKSHEET LEGEND

**Int:** Intersection

**Int Delay:** Average vehicle delay for the overall intersection (all approaches)

**s/veh:** Seconds per vehicle

**Vol:** Volume

**veh/h:** Vehicles per hour

**RT:** Right turn

**Veh:** Vehicles

**Mvmt:** Movement

**Hdwy:** Headway

**Pot Cap:** Potential Capacity

**Mov Cap:** Movement Capacity

**HCM:** Highway Capacity Manual

**s:** Seconds

**LOS:** Level of Service

**V/C:** Volume to Capacity

**Q:** Vehicle queue length

**Intersection**

Int Delay, s/veh 1.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	28	79	288	16	25	430
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	86	313	17	27	467

Major/Minor	Minor1	Minor2	Major1	Major2	Major3	Major4
Conflicting Flow All	844	322	0	0	330	0
Stage 1	322	-	-	-	-	-
Stage 2	522	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	334	719	-	-	1229	-
Stage 1	735	-	-	-	-	-
Stage 2	595	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	324	719	-	-	1229	-
Mov Cap-2 Maneuver	324	-	-	-	-	-
Stage 1	735	-	-	-	-	-
Stage 2	577	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	13.4	0	0.4
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	545	1229	-
HCM Lane V/C Ratio	-	-	0.213	0.022	-
HCM Control Delay (s)	-	-	13.4	8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.8	0.1	-

Intersection	
Int Delay, s/veh	1.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	7	68	132	62	7	145
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	74	143	67	8	158

Major/Minor	Minor1	Minor2	Major1	Major2
Conflicting Flow All	350	177	0	0
Stage 1	177	-	-	-
Stage 2	173	-	-	-
Critical Hdwy	6.42	6.22	-	-
Critical Hdwy Stg 1	5.42	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-
Follow-up Hdwy	3.518	3.318	-	-
Pot Cap-1 Maneuver	647	866	-	-
Stage 1	854	-	-	-
Stage 2	857	-	-	-
Platoon blocked, %	-	-	-	-
Mov Cap-1 Maneuver	643	866	-	-
Mov Cap-2 Maneuver	643	-	-	-
Stage 1	854	-	-	-
Stage 2	852	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.8	0	0.4
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	839	1360	-
HCM Lane V/C Ratio	-	-	0.097	0.006	-
HCM Control Delay (s)	-	-	9.8	7.7	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.3	0	-

**Intersection**

Int Delay, s/veh 2.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	33	83	433	32	45	556
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	36	90	471	35	49	604

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1190	488	0	0	505	0
Stage 1	488	-	-	-	-	-
Stage 2	702	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	207	580	-	-	1060	-
Stage 1	617	-	-	-	-	-
Stage 2	491	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	193	580	-	-	1060	-
Mov Cap-2 Maneuver	193	-	-	-	-	-
Stage 1	617	-	-	-	-	-
Stage 2	457	-	-	-	-	-

Approach	WB		NB		SB
HCM Control Delay, s	19.7		0		0.6
HCM LOS	C				

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	369	1060	-
HCM Lane V/C Ratio	-	-	0.342	0.046	-
HCM Control Delay (s)	-	-	19.7	8.6	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1.5	0.1	-

**Intersection**

Int Delay, s/veh 1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	6	31	154	26	6	129
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	34	167	28	7	140

Major/Minor	Minor1	Minor2	Major1	Major2	Major3	Major4
Conflicting Flow All	335	182	0	0	196	0
Stage 1	182	-	-	-	-	-
Stage 2	153	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	660	861	-	-	1377	-
Stage 1	849	-	-	-	-	-
Stage 2	875	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	656	861	-	-	1377	-
Mov Cap-2 Maneuver	656	-	-	-	-	-
Stage 1	849	-	-	-	-	-
Stage 2	870	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	9.6	0	0.3
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	819	1377	-
HCM Lane V/C Ratio	-	-	0.049	0.005	-
HCM Control Delay (s)	-	-	9.6	7.6	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

**Intersection**

Int Delay, s/veh 1.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	26	50	415	43	27	447
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	54	451	47	29	486

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	1019	474	0 0 498 0
Stage 1	474	-	- - - -
Stage 2	545	-	- - - -
Critical Hdwy	6.42	6.22	- - 4.12 -
Critical Hdwy Stg 1	5.42	-	- - - -
Critical Hdwy Stg 2	5.42	-	- - - -
Follow-up Hdwy	3.518	3.318	- - 2.218 -
Pot Cap-1 Maneuver	263	590	- - 1066 -
Stage 1	626	-	- - - -
Stage 2	581	-	- - - -
Platoon blocked, %			- - - -
Mov Cap-1 Maneuver	253	590	- - 1066 -
Mov Cap-2 Maneuver	253	-	- - - -
Stage 1	626	-	- - - -
Stage 2	560	-	- - - -

Approach	WB	NB	SB
HCM Control Delay, s	16.2	0	0.5
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 405	1066	-
HCM Lane V/C Ratio	-	- 0.204	0.028	-
HCM Control Delay (s)	-	- 16.2	8.5	0
HCM Lane LOS	-	- C	A	A
HCM 95th %tile Q(veh)	-	- 0.8	0.1	-

**Intersection**

Int Delay, s/veh 0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	3	7	132	62	0	89
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	8	143	67	0	97

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	274	177	0	0	211	0
Stage 1	177	-	-	-	-	-
Stage 2	97	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	716	866	-	-	1360	-
Stage 1	854	-	-	-	-	-
Stage 2	927	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	716	866	-	-	1360	-
Mov Cap-2 Maneuver	716	-	-	-	-	-
Stage 1	854	-	-	-	-	-
Stage 2	927	-	-	-	-	-

Approach	WB		NB		SB
HCM Control Delay, s	9.5		0		0
HCM LOS	A				

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	815	1360	-
HCM Lane V/C Ratio	-	-	0.013	-	-
HCM Control Delay (s)	-	-	9.5	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-

APPENDIX C  
CYCLE TRACK EXAMPLE DESIGN

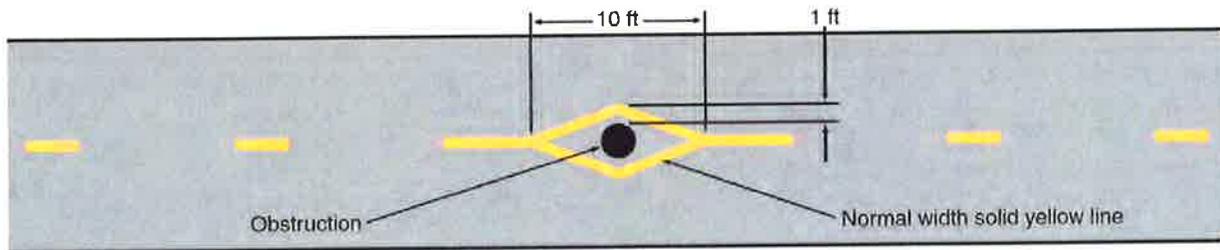


**Cycle track (n):** “A bicycle path along a road, physically separated from motor traffic, and distinct from the sidewalk.”

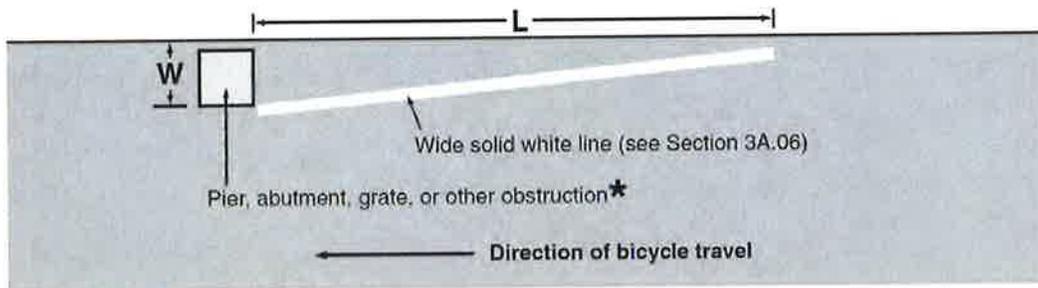
- Not a shared use path – not used by pedestrians
- Other terms: sidepath, bike path, raised lane, separated lane
- One-way and two-way versions exist

APPENDIX D  
SHARED LANE MARKING

**Figure 9C-8. Examples of Obstruction Pavement Markings**



**A - Obstruction within the path**



**B - Obstruction at edge of path or roadway**

$L = WS$ , where  $W$  is the offset in feet and  $S$  is bicycle approach speed in mph

★ Provide an additional foot of offset for a raised obstruction and use the formula  $L = (W+1) S$  for the taper length

**Figure 9C-9. Shared Lane Marking**

