



# Palo Corona Regional Park General Development Plan

Final Initial Study – Mitigated Negative Declaration

*prepared by*

**Monterey Peninsula Regional Park District**  
4860 Carmel Valley Road  
Carmel, California 93923  
Contact: Rafael Payan, General Manager

*prepared with the assistance of*

**Rincon Consultants, Inc.**  
437 Figueroa Street, Suite 203  
Monterey, California 93940

**January 2021**



**RINCON CONSULTANTS, INC.**  
Environmental Scientists | Planners | Engineers  
[rinconconsultants.com](http://rinconconsultants.com)

**ATTACHMENT 2**



# Palo Corona Regional Park General Development Plan

Final Initial Study – Mitigated Negative Declaration

*prepared by*

**Monterey Peninsula Regional Park District**  
4860 Carmel Valley Road  
Carmel, California 93923  
Contact: Rafael Payan

*prepared with the assistance of*

**Rincon Consultants, Inc.**  
437 Figueroa Street, Suite 203  
Monterey, California 93940

**January 2021**



**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

[rinconconsultants.com](http://rinconconsultants.com)

*This report prepared on 50% recycled paper with 50% post-consumer content.*



# Table of Contents

---

Initial Study .....	1
1. Project Title .....	1
2. Lead Agency Name and Address .....	1
3. Contact Person and Phone Number .....	1
4. Project Location .....	1
5. Surrounding Land Uses .....	1
6. Setting .....	4
7. General Plan Designation .....	8
8. Zoning .....	9
9. Description of Project .....	9
10. Other Public Agencies Whose Approval is Required .....	21
Environmental Factors Potentially Affected .....	23
Determination .....	23
Environmental Checklist .....	25
1. Aesthetics .....	25
2. Agriculture and Forestry Resources .....	31
3. Air Quality .....	35
4. Biological Resources .....	41
5. Cultural Resources .....	55
6. Energy .....	59
7. Geology and Soils .....	61
8. Greenhouse Gas Emissions .....	71
9. Hazards and Hazardous Materials .....	77
10. Hydrology and Water Quality .....	83
11. Land Use and Planning .....	91
12. Mineral Resources .....	93
13. Noise .....	95
14. Population and Housing .....	101
15. Public Services .....	103
16. Recreation .....	107
17. Transportation .....	109
18. Tribal Cultural Resources .....	115
19. Utilities and Service Systems .....	119
20. Wildfire .....	123
21. Mandatory Findings of Significance .....	127
References .....	129

Bibliography.....129  
List of Preparers.....136

## **Tables**

Table 1 Current Federal and State Ambient Air Quality Standards.....36  
Table 2 MBARD Maximum Daily Emissions .....37  
Table 3 Estimated Construction Emissions.....38  
Table 4 Estimated Operational Emissions .....39  
Table 5 Federal and State Listed Plants with Potential to Occur in the Plan Area.....46  
Table 6 Special Status Plants Documented in the Plan Area .....46  
Table 7 Federal and State Listed Animals with Potential to Occur in the Plan Area .....47  
Table 8 Special Status Animals Documented in the Plan Area .....47  
Table 9 Sensitive Natural Communities Known to Occur or with Potential to Occur within the Vicinity of the Plan Area.....48  
Table 10 Paleontological Sensitivity of Geologic Units in the Project Area.....62  
Table 11 Vertebrate Localities near Palo Corona Regional Park .....64  
Table 12 Annual Greenhouse Gas Emissions.....74  
Table 13 Typical Noise Levels from Equipment at Construction Sites.....97  
Table 14 Vibration Source Levels for Construction Equipment.....99  
Table 15 Trip Generation for GDP Buildout.....111

## **Figures**

Figure 1 Regional Location.....2  
Figure 2 Plan Area and Park Units.....3  
Figure 3 Surrounding Land Uses .....5  
Figure 4 Rancho Cañada Unit.....11  
Figure 5 Front Ranch Unit .....12  
Figure 6 Back Country Unit .....13  
Figure 7 Rancho Cañada Unit Community Activity Areas.....17  
Figure 8 Vegetation Communities .....43  
Figure 9 Geologic Units in Palo Corona Regional Park (Dibblee and Minch 2007a, b) .....63  
Figure 10 FEMA Flood Hazard Areas.....86

## Appendices

Appendix A	Air Quality and Greenhouse Gas Emissions Modelling Results
Appendix B	Fish Lower Barn Historic Structure Report
Appendix C	Special Status Species Evaluation Tables
Appendix D	Dog Park Reference Noise Level
Appendix E	Monterey Peninsula Regional Park District Park Usage Letter
Appendix F	Tribal Consultation
<u>Appendix G</u>	<u>Trip Generation Assessment</u>
<u>Appendix H</u>	<u>Response to Comments</u>

*This page intentionally left blank.*

# Initial Study

---

## 1. Project Title

Palo Corona Regional Park General Development Plan

## 2. Lead Agency Name and Address

Monterey Peninsula Regional Park District  
4860 Carmel Valley Road  
Carmel, California 93923

## 3. Contact Person and Phone Number

Rafael Payan, General Manager  
831-372-3196 ext. 101  
payan@mprpd.org

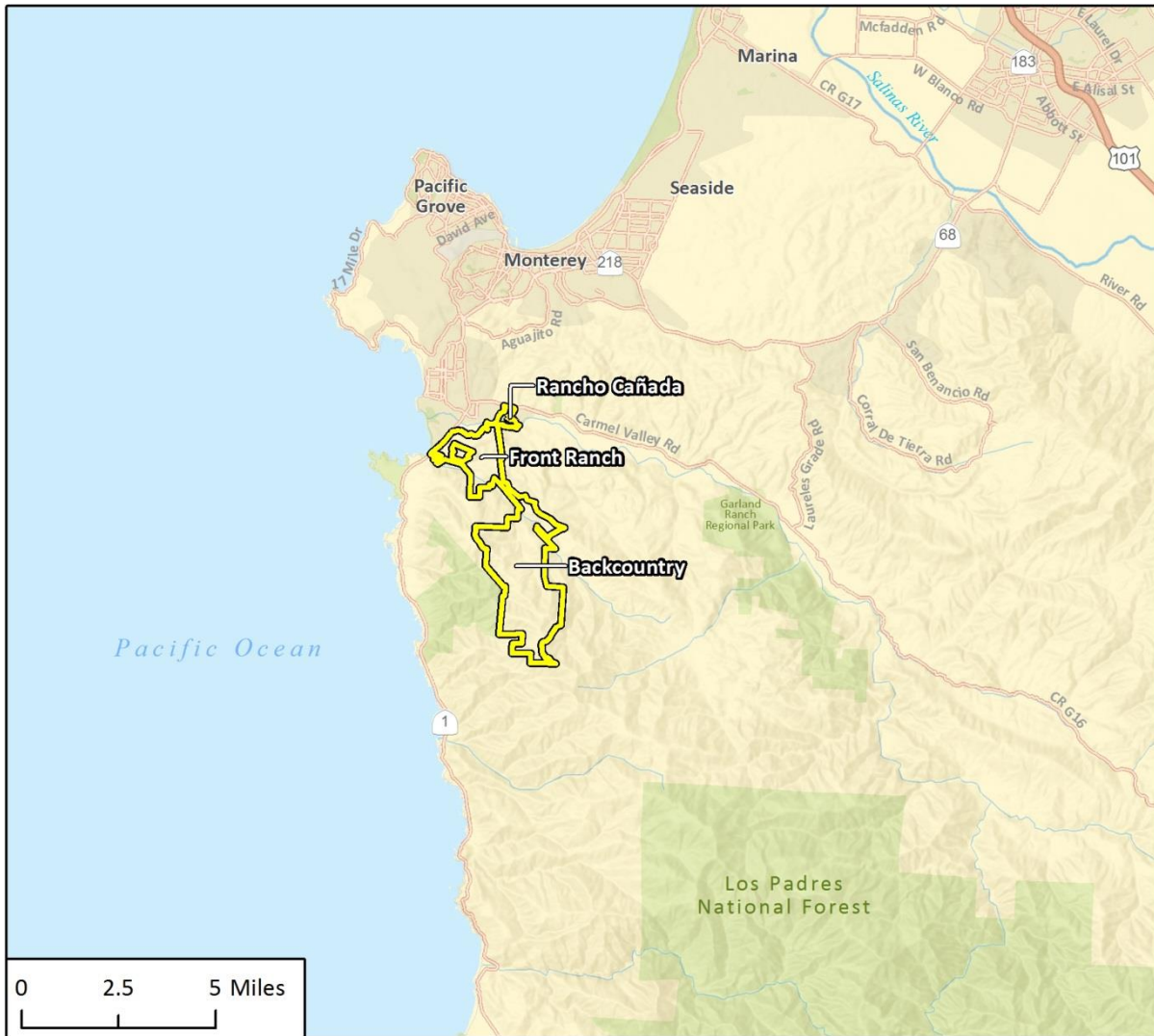
## 4. Project Location

The proposed General Development Plan (GDP) would apply to the entire Palo Corona Regional Park (Park), located in northwestern Monterey County in the lower reaches of the Carmel Valley. It lies one-half mile east of the city of Carmel-by-the-Sea near the Carmel River and extends approximately five miles into upland areas to the south. Figure 1 shows the regional location and Figure 2 shows the boundaries of the Park Plan Area. The Park is divided into three units: the Front Ranch Unit, which covers approximately 600 acres at the northern end of the park abutting the eastern side of State Route 1 (SR 1); the Back Country Unit, which includes approximately 3,800 acres in the central and southern portions of the park; and the Rancho Cañada Unit, which covers approximately 140 acres located northeast of the Front Ranch Unit and fronting on Carmel Valley Road. Figure 2 shows the boundaries of each unit.

## 5. Surrounding Land Uses

The Park is surrounded by a variety of land uses, including primarily open space and recreational areas. SR 1, Carmel River State Beach, Point Lobos State Natural Reserve and Ranch, and Carmel Meadows subdivision bound the Front Ranch Unit on the west. On the north are agricultural fields, which are owned by the nonprofit Big Sur Land Trust and a private property owner. This property is protected by agricultural conservation easements and has been leased to Earthbound Farms for Organic farming purposes. The Point Lobos State Natural Reserve and Ranch borders the southwest boundary of the Front Ranch Unit. The 93-acre Fish Ranch in-holding sits in the middle of the Front Ranch Unit. It is the private residential property of Ms. Fish, the former owner of the Fish Ranch, also known as Palo Corona Ranch, which the Monterey Peninsula Park District (District) purchased to form the Park.

Figure 1 Regional Location



Imagery provided by Esri and its licensors © 2018.

★ Project Location

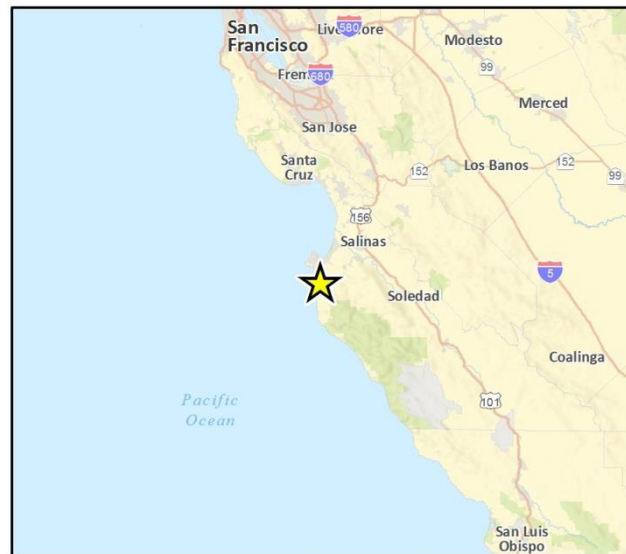
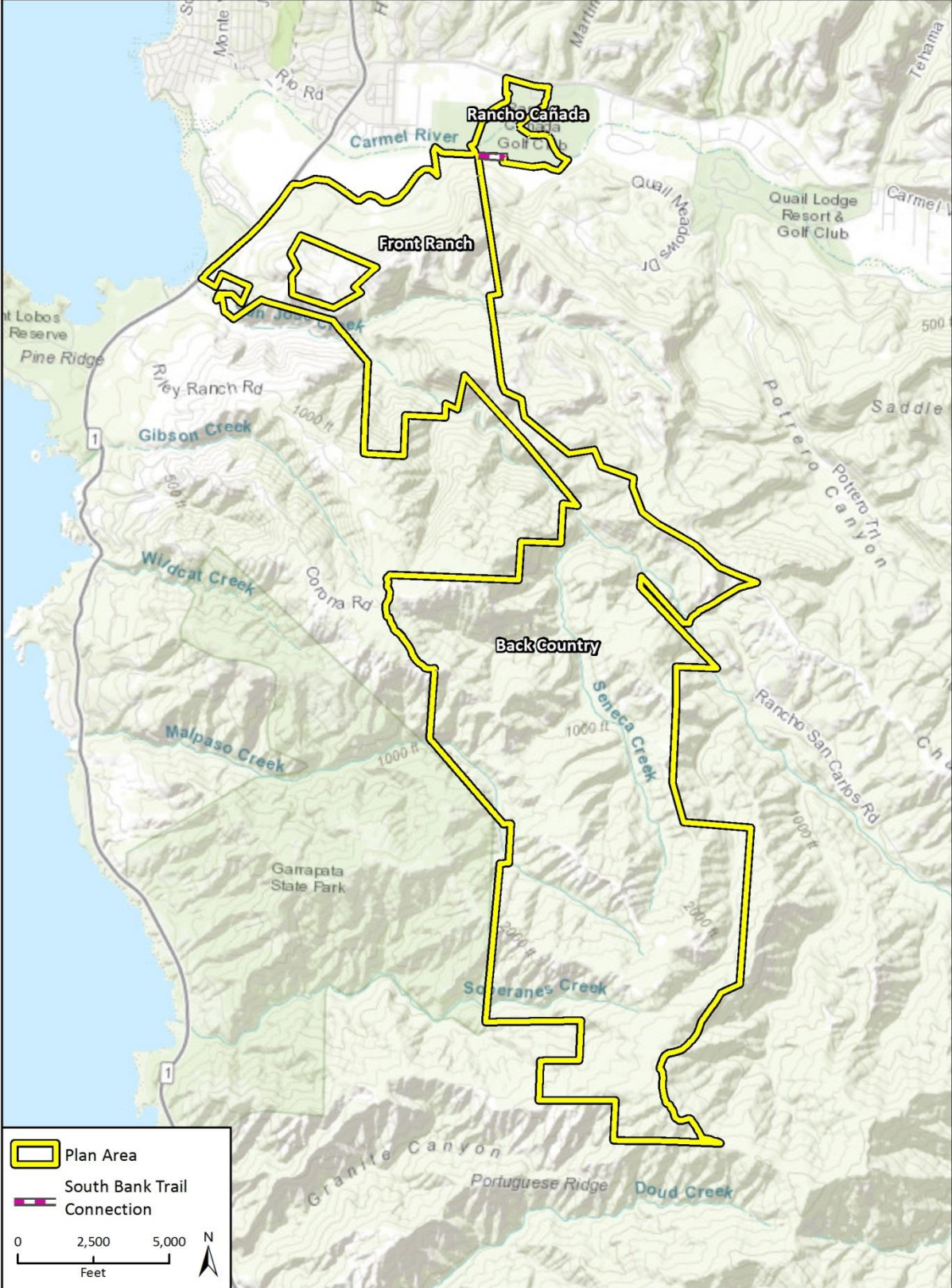


Fig 1 Palo Corona Regional Park Vicinity Map

Figure 2 Plan Area and Park Units



Basemap provided by Esri and its licensors © 2018.

Fig. 2 Plan Area



This property uses the old Fish Ranch stone gate entrance off SR 1, which winds up the westerly facing slopes to her private residence. This road is closed for public use.

The Carmelite nuns occupy a monastery, also located to the west of the Front Ranch Unit. To the east of the Park are large privately owned properties, one of which has agricultural operations and a dirt service road that connects to the Park. This service road is part of a County-prepared bicycle and pedestrian plan that would connect SR 1 with Valley Greens Drive farther east. The Rancho Cañada Unit is bordered by Carmel Middle School, commercial land uses and the proposed Rancho Cañada Village to the west, residential development to the east, Carmel Valley Road to the north, and rural residential units to the south. The Rancho Cañada Unit connects to the Front Ranch Unit by the South Bank Trail; a public trail held on an easement by the Big Sur Land Trust and managed by the District. The Back Country Unit is surrounded by open space including Garrapata State Park to the west, Mitteldorf Preserve to the east, Point Lobos Ranch to the north, and the portion of Palo Corona Ranch that transferred to the California Department of Fish and Wildlife (CDFW), known as the Joshua Creek Ecological Reserve, to the south. Surrounding land uses are show in Figure 3.

## 6. Setting

### **Background**

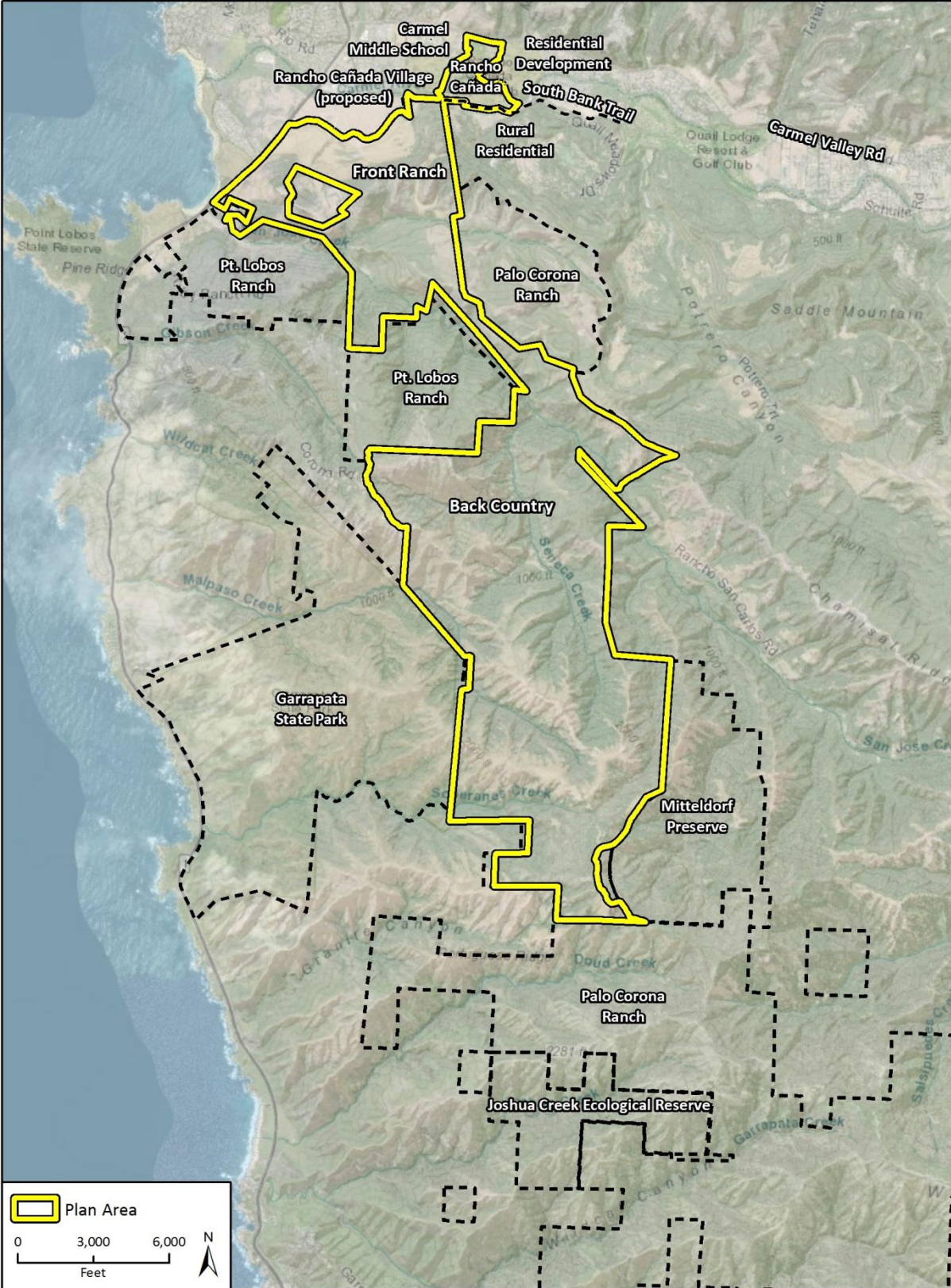
The District is entrusted with acquiring and maintaining open space in Monterey County. Land management by the District generally involves environmental protection, public access, and passive recreation.

The Park was acquired in several phases, starting with a partnership between the Nature Conservancy, the Big Sur Land Trust, the State of California, and the District. In 2004, these agencies collectively purchased the approximately 10,000-acre ranch, marking Monterey County's largest land conservation effort to that time. The former Palo Corona Ranch was then devoted to conservation and parkland and divided between MPRPD and CDFW. The southern 5,500 acres of the property was added to CDFW's existing Joshua Creek Ecological Preserve, while the northern 4,350 acres became the District's newest park, Palo Corona Regional Park. In 2009, the Whisler-Wilson Ranch was added to the Park, and in April of 2018, the District completed its acquisition of the Rancho Cañada Unit, marking the second and third phases, respectively, of the parkland acquisition.

The Park sits in an established recreation destination, a region that attracts millions of visitors each year to explore the shoreline and coastal mountain ranges of the Monterey Peninsula and Big Sur. The Park attracts recreation users from local communities and non-resident travelers visiting the region and recreating on public lands. In 2005, the Park officially opened and the northern 600 acres of the Front Ranch Unit were opened for limited public access. There are three public entry points into the Park: SR 1 (just south of the Carmel River Bridge), Carmel Valley Road at the Rancho Cañada Unit, and pedestrian-only access via the South Bank Trailhead at Rancho San Carlos Road. There are four bridges in the Park that cross the Carmel River, providing visitor access to the north and south banks of the river and connectivity between the three units. These bridges are suited for lighter service vehicles. A fifth bridge connects the Rancho Cañada Unit to the proposed Rancho Cañada Village Development. This bridge is suited for heavier vehicles. The bridge is privately owned, but the District is authorized to use it for administrative purposes.



Figure 3 Surrounding Land Uses



Basemap provided by Esri and its licensors © 2018. Additional data provided by MPRPD 2018.

Fig. 3 Surrounding Land Uses

Since opening, the District has received many visitors on the Front Ranch Unit's trail system to enjoy spectacular views from its 600 acres. The Front Ranch Unit is currently accessible by permit only when accessing the Park via SR 1 or the South Bank Trail entrances. The Park can be accessed permit-free when accessed via the Ranch Cañada Unit. The District has experienced an increase in demand for more access, confirming the need to establish expanded parking and accessibility of the Park. The acquisition of the Rancho Cañada Golf Club, thereby creating the Rancho Cañada Unit, addressed this need – particularly considering the prior recreational use.

In 2016, the District initiated a planning process for the Park, with community input gathered from online surveys and three public workshops. On April 11, 2018, the Monterey Peninsula Park District Board of Directors approved a preferred alternative that emerged from the planning process. At their August 8, 2018 meeting the Board of Directors reviewed the preferred alternative and authorized initiation of an environmental review, starting with an Initial Study, to determine the appropriate level of California Environmental Quality Act (CEQA) documentation for adoption of the GDP.

### **Existing Environmental Setting**

As stated above, the Park is connected to several other existing open space and park areas, including: Point Lobos State Natural Reserve and Ranch to the west of the Front Ranch and Back Country Units, Garrapata State Park to the west of the Back Country Unit, Santa Lucia Preserve to the east of the Front Ranch and Back Country Units, Mittedorf Preserve on the eastern border of the southern portion of the Back Country Unit, and Joshua Creek Ecological Reserve to the south of the Back Country Unit. The wide variation in elevation of the Park provides vistas with views of the greater Carmel Valley, the Monterey Bay, and the Pacific Ocean, as well as the adjacent open space areas. Portions of the Park are visible from both SR 1 and Carmel Valley Road.

The topography of the Park is a notable landscape feature. Terrain in the Park rises from near sea level at the Front Ranch Unit to almost 3,000 feet at the Park's highest point, Palo Corona Peak, near its southern boundary. The variety of elevation affords a diversity of experiences, from vistas with views of the ocean and Carmel Valley, to canyons canopied by towering redwoods and pines. The topography of the Front Ranch Unit in the northern portion of the Park terraces down into lower elevation from Gregg's Hill and Inspiration Point, opening up into the Carmel River Floodplain through and adjacent to the property. The Back Country Unit, beyond Animas Pond, is marked by rough, mountainous terrain rolling from rounded ridges down steep slopes of greater than 30 percent into deep river canyons.

The Park includes a variety of vegetation types as a result of the varied terrain. The topography forms the headwaters to thirteen minor watersheds, providing critical habitat to aquatic species such as steelhead trout (*Oncorhynchus mykiss*) and red-legged frog (*Rana draytonii*). Across the Park's expansive landscape, a diverse mosaic of ecosystems supports over 500 species of plants inhabiting streambeds, grasslands, and mixed forests. These varied ecological communities create valuable habitat and wildlife corridor connections. Supported species include California quail (*Callipepla californica*), raptors, bobcat (*Lynx rufus*), mountain lion (*Puma concolor*), and California condor (*Gymnogyps californianus*). The Park's rolling grasslands boast the Central Coast's highest number of different grass and forb species, and support endangered species including Smith's blue butterfly (*Euphilotes enoptes smithi*).

Available parking at the Park includes the large parking lot assessed via Carmel Valley Road that previously served the golf course use on the Rancho Cañada Unit. It is anticipated that the majority of Park visitors would use this parking lot. In addition, the Park contains a 53-car gravel-surfaced

parking lot, located in proximity to the Historic Barn at the Palo Corona Regional Park Front Ranch Unit. Since its construction in 2015, the parking lot has been used for a few special events, in alignment with the County's permitted use for that site and park.

Specific features of each Park unit are described below.

### *Rancho Cañada Unit*

The Rancho Cañada Unit is the former Rancho Cañada Golf Course and contains a clubhouse, parking lot, golf cart paths, pond, and the former 36-hole golf course. The clubhouse is currently used for District administrative offices, as a banquet room and meeting venue operated by a concessionaire, and as a space for the Park's Discovery Center. The golf cart barn has been converted into the Park's operations and maintenance complex. The existing golf cart paths and bridges provide access to the Rancho Cañada Unit, connecting it to the Front Ranch Unit and the lands beyond. The existing bar and grill is used for events such as wedding rehearsal dinners and other public and private function. The clubhouse parking lot now serves as the main point of access to the portions of the Park already opened for public access.

### *Front Ranch Unit*

The Front Ranch Unit contains nine publically assessable gravel trails that wind through the rolling grasslands and oak tree groves with views of the ocean. A historic barn (Front Ranch Barn) is located on the Front Ranch Unit, which is a wooden structure with a corrugated metal roof and a few small windows. Portable toilets have been added to the structure to allow for events. Cattle-grazing is supported in the Front Ranch Unit under a multi-year lease agreement. There are currently fenced test plots in different areas of the Front Ranch to compare the impacts of grazing and non-grazing in the Park.

### *Back County Unit*

The Back Country Unit is not currently open to public access. Many of the existing trails in the Back Country Unit are old ranch roads, some of which are still used regularly by ranching vehicles. These trails transverse steep terrain and most are in medium or poor condition because they are subject to rutting and washout. The Corona Homestead is located in the Back Country Unit. The Homestead includes a small standing cabin and blacksmith shop with corrals that open to a field with a historic strand of fruit trees. Additionally, there are two Escobar Homesteads just south of San Jose Creek, both with collapsed structures. A small hunting cabin and nearby bucolic homestead with a remnant orchard are remnants of the former ranch's agricultural past.

## **Analysis Baseline**

CEQA Guidelines Section 15125(a) defines the environmental setting of a project as being:

“the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective.”

The Guidelines state that the “environmental setting will *normally* constitute the baseline physical conditions by which a lead agency determines whether an impact is significant” (emphasis added). In certain instances, the lead agency has the discretion to use a baseline other than existing conditions at the time environmental analysis is commenced, as long as this decision is supported by substantial evidence.

For this Initial Study, the baseline for most issues is the existing condition, as described under *Existing Environmental Setting* above. This includes public recreational use of the Front Ranch Unit and the Front Ranch Barn, portions of the Rancho Cañada Unit, access to the Back Country Unit for programs led by the District, as well as re-use of the existing clubhouse for District administrative offices, an educational Discovery Center, and banquet space for private and community events.

For three issue areas – transportation/traffic, wastewater generation, and water supply – the baseline for analysis accounts for the prior use of the Rancho Cañada Unit as a 36-hole golf course. This historic use best reflects the trip generation and water demand associated with the site, which was used for 46 years as a golf course, clubhouse, and event facility. The property was specifically acquired by the District for conversion from golf to park use. During the two-year acquisition process, golf use was phased out to generate funding for a portion of the purchase price from Cal-Am, which paid to halt golf use for several years in order that the associated water use would temporarily cease. Use of the clubhouse as an event facility continued during this period, and also generated funding to facilitate the acquisition. In addition, the major granting agencies for the purchase (The Trust for Public Land, California Coastal Conservancy, Wildlife Conservation Board, California Resources Agency, and California Department of Fish and Wildlife) all disregarded the temporary cessation of golf use in their granting decisions and funded the purchase based on the property’s 46-year history as a golf course and their desire to see it converted to park use. Given the history of the golf course and the intent of the District and the granting agencies to acquire the property for the purpose of converting it from golf use to park use, it has been determined that the property’s 46-year history of use as a golf course is the most appropriate baseline for evaluating vehicle trips and water demand associated with the Plan Area.

It should also be noted that some improvements envisioned under the GDP may be implemented prior to completion of this Initial Study, where such improvements do not meet the definition of a project under CEQA<sup>1</sup> or are otherwise exempt from CEQA. For example, installation of a fence to allow off-leash dog access may not meet the definition of a project, or could be exempt under Class 3 (New Construction or Conversion of Small Structures). Though such minor improvements could occur prior to adoption of this CEQA document, they are included in the analysis here in order to fully evaluate the maximum potential impacts of the entire GDP.

## 7. General Plan Designation

The Plan Area has multiple land use designations pursuant to the Monterey County General Plan. Land use designations in the Rancho Cañada Unit include Residential-Low Density, Residential-Medium Density, Visitor Accommodation, and Public/Quasi-Public. The Front Ranch unit includes Residential-Low Density, Rural Grazing, Watershed and Science Conservation, and Public/Quasi-Public designations. The Back County Unit includes Resource Conservation, Permanent Grazing, Rural Grazing, and Public/Quasi-Public designations. The Plan Area would retain these existing land use designations upon project implementation.

---

<sup>1</sup> Under CEQA, “project” is defined as an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and which is any of the following: (a) an activity directly undertaken by any public agency, (b) an activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agency; or (c) an activity that involves the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies (CEQA § 21065)

## 8. Zoning

Zoning designations in the Rancho Cañada Unit include Low Density Residential (LDR), Medium Density Residential (MDR), Open Space (O), Visitor Serving/Professional Office (VO) and Public/Quasi-Public (PQP). Zoning designations in the Front Ranch Unit include LDR, Rural Grazing (RG), Watershed and Scenic Conservation (WSC), and Resource Conservation (RC). Zoning designations in the Back County Unit include RC, WSC, and Permanent Grazing (PG). The Plan Area would retain these existing zoning designations upon project implementation.

## 9. Description of Project

The proposed GDP was commissioned by the District to investigate the range of recreational opportunities appropriate for the Park through site assessment, master planning, and public outreach. It provides a planning blueprint for conservation, stewardship, and public access to manage the 4,585-acre Park. As stated in the GDP, the Park is to be maintained for public enjoyment and its natural resources protected in perpetuity, and must provide recreation, educational, and research opportunities while conserving and/or restoring the land's valuable natural resources.

The preferred alternative, analyzed herein as the GDP, includes improvements and additions to the Park's trail network, renovation and re-use of facilities, an off-leash dog park, and new community involvement and revenue generation opportunities. These and other improvements outlined in the GDP are described in greater detail below.

### Project Components

Park improvements that would occur in Rancho Cañada, Front Ranch, and Back County units are shown in Figure 4, Figure 5, and Figure 6, respectively. The primary focus of the GDP is on hiking and passive recreation on the existing trail network, but also includes plans for expanded day-use amenities and facilities. The discussion below lists GDP components by the type of proposed improvement.

#### *Multi-Use Trails and Trail Connectivity*

As part of the GDP, the District examined different trail types and typologies proposed for different locations and potential trail users to determine the most appropriate updates for the Park. For example, a trail hierarchy was developed to identify proposed trail widths and designate which trails would be appropriate for different uses. Through implementation of the GDP, the District would accommodate different users of the Park's trails. This would be executed through the introduction of the following features:

- Multi-use access to the former ranch-road trail network in the Front Ranch and Back Country Units
- Trailheads with information kiosks, near the Rancho Cañada Unit parking lot to serve as the primary access point to the Park's trail network
- New access points and staging areas for the Back Country Unit
- Signage on multi-use trails to educate users, reduce conflicts, and provide right-of-way directions
- Bollard check-points on the steep portions of Palo Corona Trail as a speed-control measure for service vehicles and mountain bikes

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

- Addition of a second trail parallel to the Palo Corona Trail up the steep slope to Animas Pond, to allow for separation of pedestrians from mountain bikers and equestrians



Figure 4 Rancho Cañada Unit





**Figure 5 Front Ranch Unit**

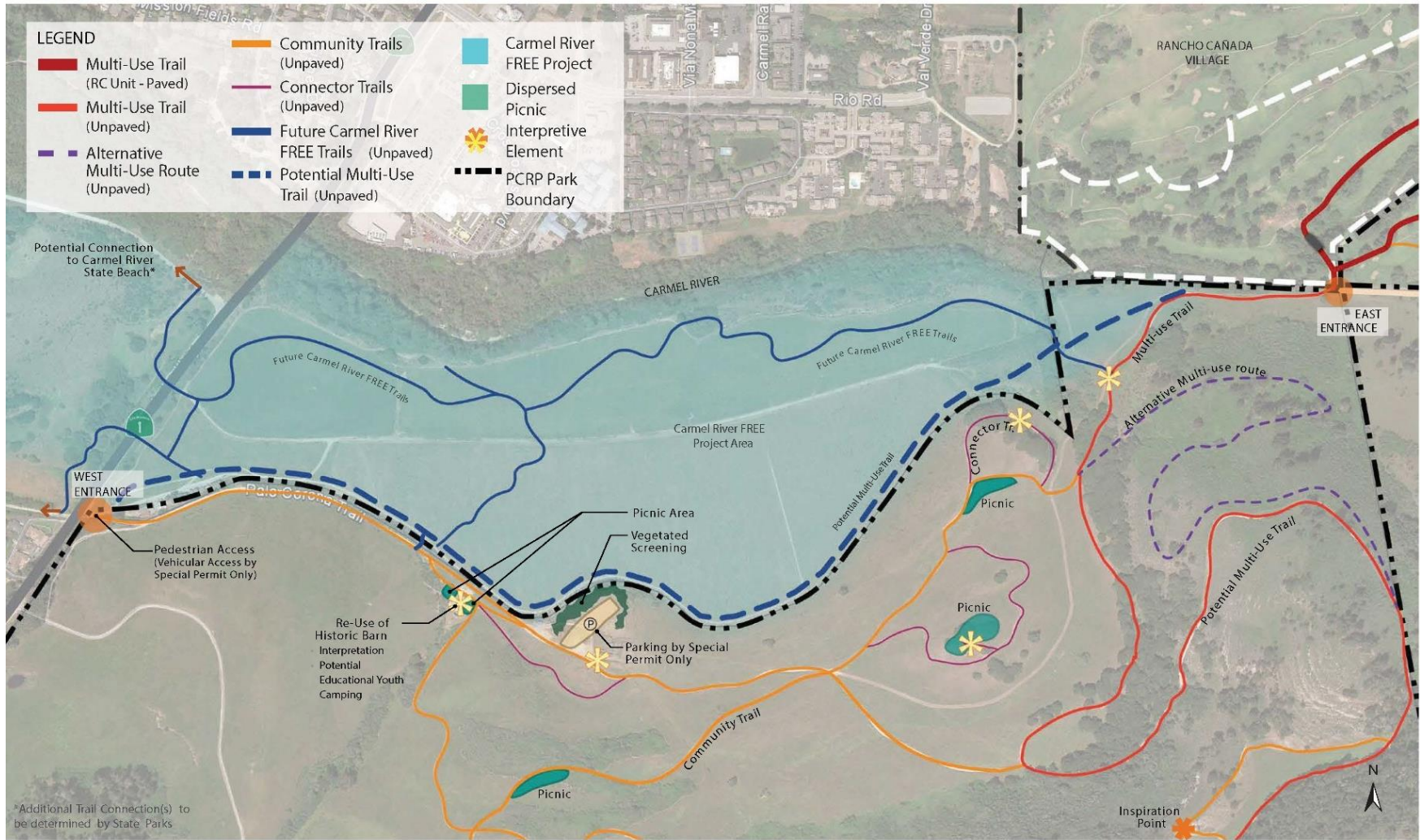
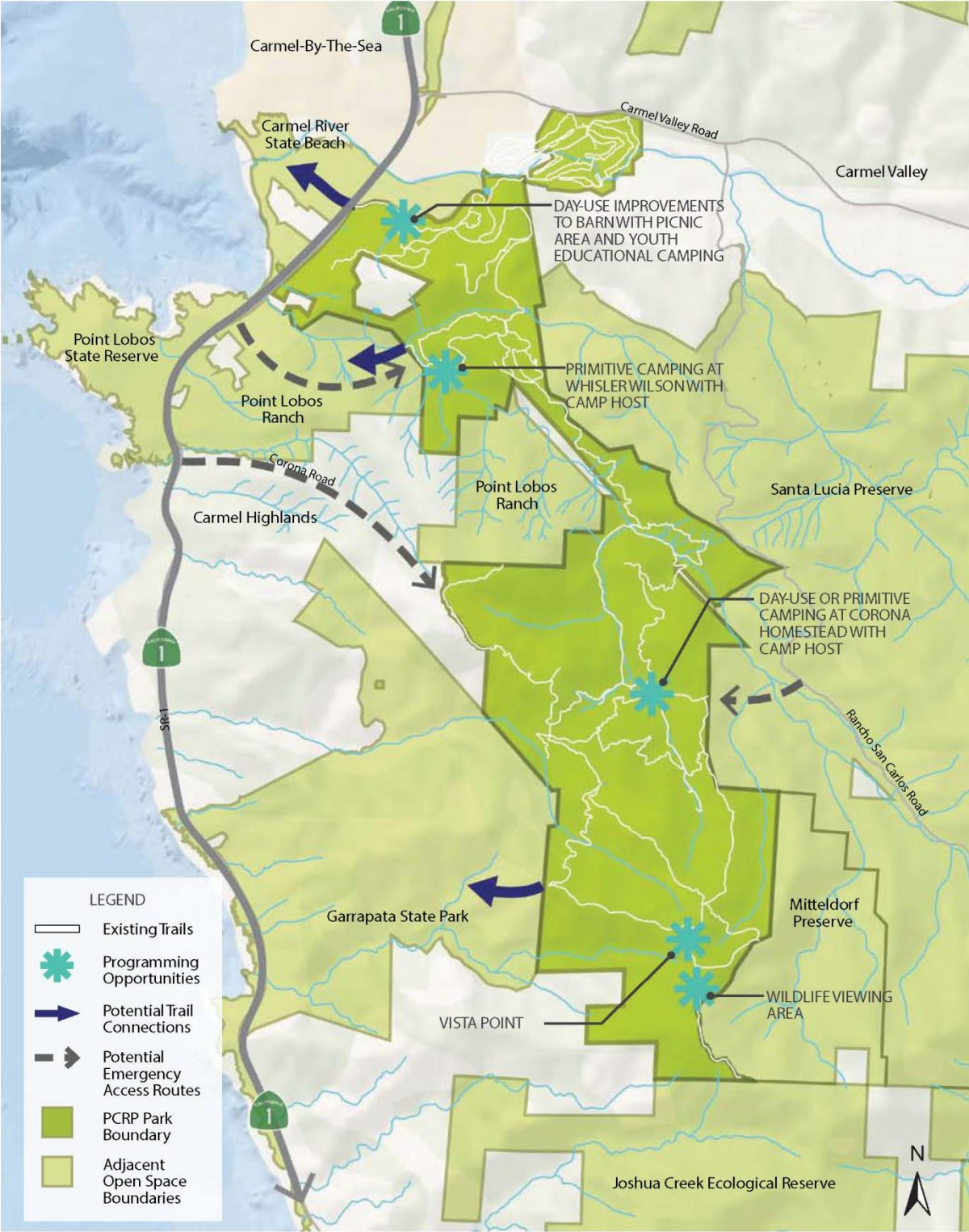




Figure 6 Back Country Unit



Source: Design Workshop 2018

- Conversion of existing golf cart paths into 10- to 12-foot paved multi-use trail paths via resurfacing, widening, addition of a 6 to 8-foot gravel shoulder, ADA-accessibility measures, and segment realignment or connection. Some trails may be surfaced with gravel or other permeable material.
- Connection of golf cart paths to the South Bank Trail, completing a multi-use loop within the Rancho Cañada Unit
- Connection of the South Bank Trail to the Carmel River FREE project at the Big Sur Land Trust's Odello East property. Combined with SR-1 causeway improvements, a connection would be formed from the Park to the Pacific Ocean at Carmel River State Beach.
- Connection of the South Bank Trail to adjacent neighborhoods, including Hacienda Carmel
- Connections to adjacent parks, including Garrapata State Park and Jack's Peak County Park through Martin Canyon, to establish through-hiking opportunities and wildlife corridors
- Select pedestrian-only community trails throughout the Front Ranch Unit, utilizing the existing trail network, including the Barn Trail, Rumsien Loop, and portions of the Palo Corona and Vista Lobos trails
- Closure of some trail segments to reduce redundancy
- Connector trails throughout the Park, utilizing existing paths or connecting extant trails by addition of new trail segments<sup>2</sup>
- Realignment and grading of trails in the Back Country Unit to decrease slope and improve hiking conditions
- Multi-use trail access to the Back Country Unit with speed control measures for safety
- Potential horse trailer staging areas
- Utilization of trails for "running events" including cross-country, mountain trail runs, and other such events
- Improvements to the Park's bridges, including replacement of wooden rails, bridge-related placard interpretive signage, and structural/approach reinforcement as needed. A new ranger office would be located in the Rañcho Canada Unit to accommodate rangers. The office would be a new building or a new wing to the existing maintenance shop or modification of the existing golf cart building.
- Limited, permit-only rustic camping sites at two locations in the Back Country Unit<sup>3</sup>. It is anticipated that approximately 25 passes may be issued at any given time. Overnight stays would be limited to three nights maximum. Three park ranger residential units and a ranger field office would be located in the proximity of the Corona Homestead. It is anticipated that up to three residential structures and one office-type building would be required. Access to the units would be provided by existing ranch roads and park trails. Rangers would reside in the structures full time and would make several trips from the units to the Back Country Unit office and to patrol the site three to 10 times per day rotating so that two rangers would be on-site at any given time. The three ranger units would be either modular travel-trailer type residences or

---

<sup>2</sup> Connector trails would serve as secondary circulation routes through the Rancho Cañada and Front Ranch units, and allow pedestrians-only use. Connector trails in the Front Ranch Unit would utilize existing 2 to 4-foot wide trails, including the Laguna Vista and Oak Knoll trails. Connector trails in the Rancho Cañada Unit would mostly utilize existing cart paths, but would involve ADA-accessibility improvements and the replacement of concrete and asphalt with a compacted-earth surface to reduce impervious surface area.

<sup>3</sup> The number, seasonality, and frequency of permits issued would be determined by MPRPD based on the carrying capacity of the natural resources and the recreational facilities.

residences constructed on-site. Energy at the residences would be provided via solar with a backup generator for each unit. The three ranger units would be on a septic system and water would be provided from drilling a well or trucking in water. The ranger field office would not have a restroom, but may utilize a composting toilet or similar unit.

- Up to three on-site campground hosts would be on-site to provide light maintenance and campground control. Campground hosts would be housed in smaller RV's concentrated in one or two areas in close enough proximity to support one another and provide backup assistance.
- Mountain bike use would be permitted in the Park with specific restrictions, similar to those for hikers and equestrians. All hikers, equestrians, and mountain bikers would require permits to access the Back Country Unit. Mountain bikers and equestrians would be limited to 50 permits for each use per day. Mountain bikes would also require a permit to access the Rancho Cañada and Front Ranch Units to minimize potential conflicts between hikers, equestrians, and mountain bikers in "high-traffic areas."

#### *Recreational, Educational, and Interpretive Uses*

- Hunting cabin would not be modified. The cabin would possibly be used as an interpretive site with a plaque of its historic significance.
- Educational signage and interpretation at key wildlife/conservation points and vistas
- Primitive camping sites in the Back Country Unit. Sites would be marked with a post and provide minimal amenities, without facilities that require additional utilities or infrastructure. Potential camping areas include areas near the Whisler-Wilson Ranch and the Corona Homestead. No improvements to the existing structures in these locations are proposed. Camping would be permit-only and Ranger-managed, with a strict no-fire policy and Leave No Trace practices.
- Utilization of existing picnic table areas along trails, including Rumsien Loop and Laguna Vista, for large group reservations, school groups, and informal outdoor classroom space for educational programs. New picnic tables would be added to gathering place areas on the Laguna Vista Loop or the Oak Knoll Loop on the Palo Corona Trail to create more formalized picnic areas in the Front Ranch Unit. Three to six pavilions would be added in the Rancho Cañada Unit.
- A community gathering area on the northwest corner of the Rancho Cañada Unit, adjacent to the former clubhouse and parking lot, to serve as the focal point for community activities in the Rancho Cañada Unit, as shown on Figure 7. This area would include the following components:
  - Three pavilions for picnicking, private events, and educational events
  - Amphitheater to be used for community events
  - Inclusive, exploratory nature play area and playground in proximity to the amphitheater
  - Expansion of the existing retention pond with restoration towards more natural wetland conditions, addition of an observation dock, and youth-based fishing program
- Fishing access on District-managed portions of the Carmel River, with access points from the Rancho Cañada Unit<sup>4</sup>
- Fishing opportunities at existing stormwater retention ponds, including youth learn-to-fish programs

---

<sup>4</sup> Fishing is already allowed on the Carmel River from Carmel Valley Village to the ocean and is regulated by CDFW. Fishing is open during the winter steelhead season on Wednesdays and weekends from December to March and is regulated by low-flow closure and other restrictions to ensure that the activity remains environmentally responsible.

- Continued use of the existing clubhouse for an educational Discovery Center, a gift shop, bar and grill, and banquet space for private and community events, and District administrative and tenant offices.



Figure 7 Rancho Cañada Unit Community Activity Areas



Source: DesignWorks

- New restroom to be located near the Rancho Cañada Discovery Center trailhead with three women's stalls, two men's urinals and a stall, plus two "family" restrooms, or a similar configuration. A second new restroom would be located north of the golf cart barn, immediately west of the proposed dog park. The dog park restroom would have two women's stalls, one urinal and stall for men, and one family restroom, or a similar configuration. Two more restrooms would be constructed in the Back Country Unit, one per campground. Water for the Back Country Unit restrooms would be provided from a new well, trucked in, or a compost/non-water use restroom. A fifth restroom would be constructed at the trailhead to Inspiration Point in the Front Ranch Unit. A sixth restroom, similar to the proposed dog park restroom, may be constructed near the Front Ranch Barn.

#### *Off-Leash Dog Park and On-Leash Dog Access*

- An ADA-compliant, fenced, off-leash dog park located on the stretch of flat turf along Carmel Valley Road, eastwardly adjacent to the existing overflow parking lot
- Use of the existing overflow parking lot for dog park users and other park visitors
- Selective allowance of on-leash dogs on Rancho Cañada trails that would connect visitors from adjacent neighborhoods to the dog park via the South Bank Trail
- Extension of water lines to the dog park area
- Addition of two pavilions and two bench areas, with one of each in a large-dog area and a small-dog area.

#### *Facilities Re-Use/Retrofits and Historic Building Preservation*

- Repurposing of the existing Front Ranch Barn for interpretive, educational, and special event uses
- Renovations to the Front Ranch Barn. Improvements would address poor building conditions and structural integrity and would add plumbing, restrooms, and a septic tank system to the Front Ranch Barn. A fiber optic connection would potentially also be added, and electrical service lines would be upgraded.

#### *Emergency Incident Command Center and Staging Area*

- The proposed off-leash dog park would be used as a staging area for the California Department of Forestry and Fire Protection (CAL FIRE) and the County during fire and flood emergencies
- Buildings at the Rancho Cañada Unit may also be used by CAL FIRE staff during emergencies
- A helipad would be constructed near the dog park or other suitable site to provide a landing space for CAL FIRE helicopters. The helipad would be paved and around 30 feet by 30 feet to accommodate a helicopter.
- Fire hydrants would be added in the staging area to provide water for CAL FIRE trucks and a syphon station for helicopters.

#### *Program-Level Analysis*

Adoption of the proposed GDP would not directly involve the construction of park and recreation projects listed above, but would rather facilitate the future development of such improvements. Thus, this IS-MND evaluates the environmental impacts associated with the GDP at a programmatic level and provides programmatic-level mitigation measures. Individual components of the GDP, as

listed above, may be subject to additional project-specific environmental review, where not exempt from CEQA. Project-specific mitigation measures may be identified, where appropriate. At the time each improvement undergoes project-level engineering and design review, it would be compared to programmatic mitigation measures identified herein. By that time, individual projects would include specific project-level detail such as construction drawings and scheduling information such that individual project-level impacts could be analyzed. At this time, the majority of improvements discussed above are not defined to a level that would allow project-level analysis, thus, it would be speculative to analyze as such. Rather, they are addressed on a programmatic basis.

### *Actions Not Included*

Several potential improvements or land uses considered for the Park in the future are not included in this Initial Study, and would therefore require separate environmental review, where appropriate. This includes:

- Renting office space and tenant improvements on the ground floor within the former clubhouse not used for District administration<sup>5</sup>
- Development and implementation of a Natural Resources and Conservation Plan for the Park and a Habitat Restoration Plan for the ecologically disturbed Rancho Cañada Unit
- Designation of the river corridor in the Rancho Cañada Unit into four zones (re-use zone, transition zone, future restoration zone, and priority restoration zone) to guide the priorities of future projects and Habitat Restoration Plan
- Extending utilities in the Back County Unit
- Modification to existing structures at or near the Whisler-Wilson Ranch or the Corona Homestead

## **Phasing**

The GDP serves as a guide for the planning and development in the Park and development planned by the GDP. The timing and order of improvements would depend upon funding opportunities and Board direction and approval. It is anticipated that improvements would generally be implemented in three phases: short-term (0-2 years), mid-term (3-7 years), and long-term (8 years or more), as described below. In the interim, the Rancho Cañada Unit will continue to offer permit-free access to Palo Corona's trails. Additionally, site improvements that are not considered projects or would be exempt under CEQA, such as installation of a fence to allow off-leash dog access, may occur during the interim phase.

### *Short-Term<sup>6</sup>*

- Relocate District and Palo Corona Regional Park headquarters to the former golf clubhouse complex at the Rancho Cañada Unit (completed May 2018)
- Construct picnic areas and pavilions
- Add connector trails and conduct trail improvements
- Construction of a nature play area

<sup>5</sup> This exclusion does not include the banquet, grill, and food service for events

<sup>6</sup> As discussed under *Analysis Baseline* in Section 5, several of these short-term components have either been completed as of September 2018 or may be constructed prior to completion of this IS-MND, where such improvements do not meet the definition of a project or are exempt from CEQA.

- Complete initial capital and site improvements at the Discovery Center, trails, and Bridges
- Execute a soft opening of some Rancho Cañada and Front Ranch public access points (completed August 2018)
- Construct CAL FIRE emergency event staging area/off-leash dog park
- Begin interpretive/educational program (effective September 2018)
- Negotiate/develop request for proposal and select firm for concession sales
- Construction of restroom buildings near the Rancho Cañada Discovery Center trailhead and at the dog park
- Develop and begin to implement Habitat Restoration Plan<sup>7</sup>
- Open the former east course for public use
- Bridge improvements
- Continue trail and golf cart path improvements, repairs, connections, and realignments

#### *Mid-Term*

- Continue site improvements
- Establishment of staging areas for equestrian and bike access
- Expand environmental research and coordinate with research partners for Discovery Center presentations
- Expansion and improvement of retention pond
- Construction of amphitheater
- Open the park to bike and equestrian use, as appropriate

#### *Long-Term*

- Develop back country camping sites, campground host sites, ranger residences, and field offices
- Develop cyclical maintenance program and identify funding
- Adaptive re-use of the Front Ranch Barn

### **Best Management Practices**

The following best management practices (BMPs) are included in the GDP to minimize potential environmental effects associated with implementation of GDP projects.

- BMP-1: Biological Resources Screening Assessment
- BMP-2: Special Status Plan Species Surveys
- BMP-3: Special Status Plan Species Avoidance, Minimization, and Mitigation
- BMP-4: Restoration and Monitoring
- BMP-5: Endangered/Threatened Species Habitat Assessment and Protocol Surveys
- BMP-6: Endangered/Threatened Species Avoidance and Minimization
- BMP-7: Non-listed Special Status Species Avoidance and Minimization

---

<sup>7</sup> Environmental review of the Habitat Restoration Plan is not included in this IS-MND



- BMP-8: Pre-construction Surveys for Nesting Birds for Construction Occurring within Nesting Season
- BMP-9: Worker Environmental Awareness Program (WEAP)
- BMP-10: Invasive Weed Prevention and Management Program
- BMP-11: Sensitive Natural Community Avoidance
- BMP-12: Restoration for Impacts to Sensitive Natural Communities
- BMP-13: Jurisdictional Delineation
- BMP-14: General Avoidance and Minimization

## 10. Other Public Agencies Whose Approval is Required

The GDP requires the adoption of the GDP and approval of an Initial Study-Mitigated Negative Declaration by the District. Because portions of the Plan Area are within the coastal zone, the GDP would also require a Coastal Development Permit from Monterey County. Additionally, some of the specific improvements contained in GDP that would be developed in the future may require approval by other public agencies. The following discretionary approvals from other agencies could potentially be required prior to construction of individual Park improvements:

- U.S. Army Corps of Engineers Section 404 Clean Water Act Permit(s)
- U.S. Fish and Wildlife Service Federal Endangered Species Act authorization or incidental take statement for take of federally listed species
- California Department of Fish and Wildlife Section 1600 California Fish and Game Code Permit(s) (Streambed Alteration Agreement)
- California Department of Fish and Wildlife authorization or permit to take State-listed species subject to the California Endangered Species Act
- Regional Water Quality Control Board Section 401 Clean Water Act Water Quality Certification and/or waste discharge requirement, and coverage under the General Construction Permit for storm water discharges associated with construction activities

*This page intentionally left blank.*

## Environmental Factors Potentially Affected

This project would potentially affect the environmental factors checked below, involving at least one impact that is “Potentially Significant” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

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

## Determination

Based on 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 to the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- 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 impact” or “potentially significant unless mitigated” 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.

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

- I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

04.25.2019

Date

RAFAEL PAYAN

Printed Name

GEN. MGR.

Title

# Environmental Checklist

## 1. Aesthetics

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Except as provided in Public Resources Code Section 21099, would the project:

a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This section addresses the impacts of the GDP on the aesthetics of the Plan Area. The analysis of aesthetics focuses on the existing visual character of the site and its surroundings, and the potential for degradation of visual resources.

*a. Would the project have a substantial adverse effect on a scenic vista?*

Viewpoints that provide expansive views of a highly valued landscape for the benefit of the general public are considered to be scenic vistas. Scenic vistas may be informally recognized, or officially designated by a public agency. The Plan Area is rich in visual resources, thanks to coastal proximity and varied elevation. Scenic vistas from the Park’s trails include views of the Pacific Ocean, Carmel Valley, and redwood and pine forests. The Park’s vistas are visible from the existing trail network at points of high elevation.

The GDP is a blueprint for Park management and would include protection of scenic vistas. While the GDP would expand visitor access to vistas, measures would be included to prevent adverse

environmental effects, including re-routing trails to avoid sensitive habitats and installing viewing platforms to control drainage and erosion. Development facilitated by the GDP in the Rancho Cañada Unit would be focused in already developed areas, including new facilities in the community gathering area, which is currently developed and landscaped. Physical alterations in the Front Ranch Unit and Back Country Unit would include trail improvements and new trail connections, campsites, renovations to existing buildings, and ranger residences, camp host sites, and a ranger field office in the Back Country Unit. These activities may involve removal of vegetation, and would slightly alter portions of the Park's aesthetics. However, projects in the GDP would occur on a small portion of the Park relative to the Park's overall size. Development would not block any of the expansive views in the Park, but would provide increased access to Park vistas through improvements to the Park's trail network. Other than trails, development would not occur in the vicinity of scenic vistas. Campsites would include minor physical alteration to the land. Campsites and ranger residences would be strategically placed in already cleared or developed sites, such as the Homestead, which are not located near existing scenic vistas.

Development of projects in the GDP would not impact the Park's scenic vistas, but would rather expand public access to these vistas. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- b. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

A portion of the Park's Front Ranch Unit is bound by SR 1 to the west for approximately one mile. This section of SR 1 is an officially designated State Scenic Highway (Caltrans 2011). Along the stretch of SR 1 that borders the Front Ranch Unit, a mostly undeveloped portion of the park is visible. This area is primarily grassland and includes existing trail segments. The historic Front Ranch Barn is also visible from this stretch SR 1.

Development facilitated by the GDP would not involve new structures visible from SR 1. Structures proposed in the GDP include the two restroom buildings in the Rancho Cañada Unit's community gathering area, and new ranger residences, a ranger field office, a restroom in the Back Country Unit, and a restroom in proximity to the Front Ranch Barn. These structures would not be visible from SR 1. The existing Front Ranch Barn, which is visible from SR 1, would undergo improvements to allow for visitor and staff use. Improvements would not impact the structure's presence or character as a viewshed feature from SR 1. The GDP recognizes both the historic and public-use value of the Front Ranch Barn and seeks to preserve and improve it. The Front Ranch Barn's aesthetics are further discussed in Section 5, *Cultural Resources*. Improvements to the building would not alter its defining visual characteristics, such as façade, size, or color.

Trail improvements could also occur in the portion of the Plan Area visible from SR 1. However, these improvements would utilize the existing trail network and would not impact the viewshed.

The GDP includes stewardship of the Park's natural and scenic resources, including the landscape visible from SR 1. Development facilitated by the GDP would not substantially damage scenic resources within a state scenic highway. Therefore, impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- c. *Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

The Park is not in an urbanized area. The Monterey County General Plan Conservation and Open Space Element Policy OS-1.9 encourages development that protects and enhances the County's scenic qualities (Monterey County 2010). As a park development plan, the GDP would protect and enhance scenic qualities. All development facilitated by the GDP would be strategically placed in order to enhance public use while balancing the GDP's stewardship objectives.

Preservation of the Park's visual character is a primary facet of the GDP. The District's management of the Park involves both conservation and public use. Therefore, the GDP would add structures that fit the public use needs of the Park's three Units, and would concentrate development in areas that already have structures or cleared/disturbed land. Trail improvements would likewise utilize the existing trail network.

Visual impacts to the three units of the Plan Area are discussed below.

### **Rancho Cañada Unit**

The Rancho Cañada Unit contains the former Rancho Cañada Golf Club. The Unit consists of two areas: the former golf course, and a community gathering area that includes a parking lot, the former golf clubhouse, a retention pond, and landscaping. The physical characteristics of the former golf course, such as cart paths and sand traps, remain visible, but vegetation growth has increased since golf operations ceased.

Although not part of the project during restoration the former golf course would continue to be re-wilded into native habitat over the next two decades. As managed Park habitat, the visual character of the former golf course would shift considerably. Habitat would be improved to match the surrounding area and conditions prior to the site's development.

Development of new structures in the Rancho Cañada Unit would occur in the community gathering area adjacent to the parking lot and former clubhouse. Structures and other new features in this area would include pavilions, an amphitheater, a playground, restrooms, an emergency incident command center/staging area, and a dog park. While these project components would intensify development at this site, they would not degrade the existing visual character, as the site is already developed for public use.

### **Front Ranch Unit**

The Front Ranch Unit is characterized by trails that are easily accessible and provide views of the Pacific Ocean. The Unit also contains the historic Front Ranch Barn.

Changes to the Front Ranch Unit would include trail improvements and renovations to the Front Ranch Barn. Improvements to the Front Ranch Barn would address poor building conditions and structural integrity. These improvements are necessary for upkeep of the structure, and would not degrade the building's historic visual character. Trail improvements would utilize the existing trail network, and restroom facilities would improve the public use experience in the Unit. These improvements would be minor and consistent with the existing open space and parkland character

of the Front Ranch Unit. As such, development facilitated by the GDP within this area would not degrade the existing visual character.

## **Back Country Unit**

The Back Country Unit contains rugged terrain, with forested areas and varying elevation. The visual character is rural and expansive, with minimal development or human influence throughout the Unit's 3,800 acres.

Development within the Back Country Unit would include primitive camping sites, a restroom facility, up to three on-site campground host sites, three ranger residences, and a ranger field office. These improvements would be concentrated near the existing homesteads, which contain standing cabins or collapsed structures, and a hunting cabin. Although these areas are somewhat developed, they retain a rural and bucolic character. Improvements associated with the primitive campsites would be minimal: sites would be marked with a post, potentially cleared or flattened, and would include a bear box for storage of food. This level of development would be consistent with the existing visual character, and would not degrade the site.

The construction of buildings would introduce modern elements in this otherwise rugged area. However, the structures would be small, and designed to minimize disruption of the natural surroundings. Ranger residences, campground host sites, and campgrounds would be clustered to maximize the amount of land left undisturbed. Development in the Back Country Unit would include only a very small portion of the Unit's 3,800 acres. As such, the vast majority of this unit would be untouched, retaining its existing visual character.

Overall, implementation of the GDP would maintain the existing visual character and quality of the Plan Area. Development facilitated by the GDP would be focused primarily in already developed portions of the Park, and the vast majority of the Plan Area would continue as open space. Therefore, development in accordance with the GDP would not substantially degrade the existing visual character of the Park, and impacts would be less than significant.

### **LESS THAN SIGNIFICANT IMPACT**

- d. *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

Development of new structures and renovations to existing structures facilitated by the GDP would add sources of light to the Plan Area. Existing light and glare is minimal throughout much of the Plan Area, as well as the neighboring protected lands. Most sources of nighttime lighting occur in the Rancho Cañada Unit, which includes the former golf clubhouse and a parking lot. The only lit structure in the Front Ranch Unit is the Front Ranch Barn. The Back Country Unit does not currently contain any lit structures.

The GDP does not include new structures in the Front Ranch Unit, and would add structures to an already developed and lit portion of the Rancho Cañada Unit. However, new development in the Back Country Unit would occur in a remote area that is currently minimally affected by artificial light. Development facilitated by the GDP in this unit includes primitive campsites, three ranger residences, a restroom, ranger field office, and spots for three camp hosts. The Back Country Unit and its neighboring properties are rural and undeveloped, providing the potential for unobstructed night sky viewing. Therefore, adding a small amount of new light may affect surrounding nighttime views in the area, and new lighting could cause a significant impact within the Plan Area as well as on neighboring properties.



While new lighting in the Back Country Unit could impact nighttime views in the area, development in this unit is limited to primitive campsites, campground host sites, and three ranger residences. This development would contribute a minimal amount of lighting and would disrupt only a small area within the Unit's 3,800 acres. However, given the low level of existing artificial light in the area, mitigation measure AES-1 is required to ensure that impacts remain less than significant.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

*AES-1 Lighting Specifications*

Any exterior lighting installed in the Back Country Unit shall be of low intensity, low glare design, and shall be hooded with full cutoff fixtures to direct light downward onto the subject parcel and prevent spillover onto adjacent open space. The lights shall be certified as Dark Sky Friendly by the International Dark-Sky Association.

*This page intentionally left blank.*

## 2. Agriculture and Forestry Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Would the project:

a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)); timberland (as defined by Public Resources Code Section 4526); or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This section addresses the potential impacts of the GDP on agriculture and forestry resources. Analysis in this section considers components of the project as they relate to agricultural and forest land use designations.

- a. *Would the project convert Prime Farmland, Unique Farmland, 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 non-agricultural use?*
- e. *Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?*

The Plan Area does not contain land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program (California Department

of Conservation [DOC] 2016). Portions of the Front Ranch Unit are currently utilized for cattle grazing, as a tool for managing grassland habitat. Cattle grazing would continue under buildout of the GDP. Development facilitated by the GDP would not involve conversion of Farmland, or changes in the existing environment which could result in conversion of Farmland to non-agricultural use. There would be no impact.

**NO IMPACT**

- b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*

The Plan Area includes the following land use designations pursuant to the Monterey County General Plan: Residential-Low Density, Residential-Medium Density, Visitor Accommodation, Public/Quasi-Public, Rural Grazing, Permanent Grazing, Watershed and Science Conservation, and Resource Conservation. Implementation of projects in the GDP would retain these existing zoning designations. There are no Williamson Act contracts within the Park (Monterey County 2010). Development facilitated by the GDP would primarily occur in already-developed portions of the Park. Areas that currently utilize grazing would not be developed, other than improvements to the existing trail network. Therefore, there would be no impact on existing zoning for agricultural use.

**NO IMPACT**

- c. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?*
- d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- e. Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?*

The Plan Area is not used for timber production. However, some forested areas of the Plan Area do meet the Public Resources Code definition for forest land or timberland. Forest land is land that can support ten percent native tree cover of any species, under natural conditions, and that allows for management of one or more forest resources, including aesthetics, biodiversity, recreation, and other public benefits. Timberland is land that is capable of growing a crop of trees of a commercial species used to produce lumber.

In accordance with the District's mission, the GDP states that the Plan Area's natural resources are to be protected in perpetuity. The GDP includes management and conservation of the Park's biological resources, including its forested areas. Development of projects in the GDP would involve construction and restoration of trails and facilities. Some tree removal could occur as part of trail improvements or to clear space for the new construction in the Back Country Unit, which includes campsites, three ranger residences, three campground host sites, and restrooms. Tree removal for trail improvements would be limited by the GDP's focus on utilizing the existing trail network. Further, phasing out of redundant trail connections would allow for growth of new trees. Development proposed in the Back Country Unit would be sited in areas that are already cleared, disturbed, or developed with homestead structures. Therefore, tree removal would be minimal, and would impact only a very small portion of the Back Country Unit's 3,800 acres.

While a small amount of tree removal could occur, implementation of projects in the GDP would not result in the loss of forest land or conversion of forest land to non-forest use. No zoning changes would occur, and the project would not involve changes in the existing environment that could result in conversion of forest land. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*This page intentionally left blank.*

### 3. Air Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section addresses the impacts of the GDP on air quality and the exposure of people, especially sensitive individuals, to unhealthy pollutant concentrations. The analysis of emissions focuses on whether the GDP would cause an exceedance of a state or national ambient air quality standard or an exceedance of a threshold recommended by the local air quality agency.

#### Air Quality Standards and Attainment

Federal and state standards have been established for six criteria pollutants, including ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), particulates less than 10 and 2.5 microns in diameter (PM<sub>10</sub> and PM<sub>2.5</sub>), and lead (Pb). Table 1 lists the current federal and state standards for criteria pollutants.

**Table 1 Current Federal and State Ambient Air Quality Standards**

Pollutant	Federal Standard	California Standard
Ozone	0.070 ppm (8-hr avg)	0.09 ppm (1-hr avg) 0.07 ppm (8-hr avg)
Carbon Monoxide	35.0 ppm (1-hr avg) 9.0 ppm (8-hr avg)	20.0 ppm (1-hr avg) 9.0 ppm (8-hr avg)
Nitrogen Dioxide	0.10 ppm (1-hr avg) 0.053 ppm (annual avg)	0.18 ppm (1-hr avg) 0.030 ppm (annual avg)
Sulfur Dioxide	0.075 ppm (1-hr avg) 0.14 ppm (24-hr avg)	0.25 ppm (1-hr avg) 0.04 ppm (24-hr avg)
Lead	1.5 µg/m <sup>3</sup> (calendar quarter)	0.15 µg/m <sup>3</sup> (3-month avg)
Particulate Matter (PM <sub>10</sub> )	150 µg/m <sup>3</sup> (24-hr avg)	50 µg/m <sup>3</sup> (24-hr avg) 20 µg/m <sup>3</sup> (annual avg)
Particulate Matter (PM <sub>2.5</sub> )	35 µg/m <sup>3</sup> (24-hr avg) 12 µg/m <sup>3</sup> (annual avg)	12 µg/m <sup>3</sup> (annual avg)

ppm= parts per million

µg/m<sup>3</sup> = micrograms per cubic meter

Source: California Air Resources Board, [www.arb.ca.gov/research/aaqs/aaqs2.pdf](http://www.arb.ca.gov/research/aaqs/aaqs2.pdf), October 12, 2016

## Air Quality Management

The Park is located within the North Central Coast Air Basin (the Basin), which is under the jurisdiction of the Monterey Bay Air Resources District (MBARD). As the local air quality management agency, MBARD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards.

Depending on whether or not the standards are met or exceeded, the Basin is classified as being in “attainment” or “nonattainment.” Under state law, air districts are required to prepare a plan for air quality improvement for pollutants for which the district is in non-attainment. The Basin is designated in nonattainment-transitional for the state O<sub>3</sub> standard, and nonattainment for the state PM<sub>10</sub> standard. The Basin is designated unclassifiable/attainment for all other federal and state standards (MBARD 2008). MBARD adopted the Air Quality Management Plan (AQMP) for the Monterey Bay Region in 2008 and updated it in 2017. The plan updated the 2012 AQMP with a revised air quality trends analysis that reflects revisions to the one- and eight-hour standards, as well as an updated emission inventory, which includes the latest information on stationary, area and mobile emission sources (MBARD 2017).

## Air Emission Thresholds

A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of the O<sub>3</sub> standard by generating emissions that equal or exceed the established long term quantitative thresholds for pollutants, or exceed a state



or federal ambient air quality standard for any criteria pollutant. Table 2 shows the significance thresholds that have been recommended by MBARD for projects within the Basin.

**Table 2 MBARD Maximum Daily Emissions**

<b>Pollutant</b>	<b>Construction Threshold (lbs/day)</b>	<b>Operation Threshold (lbs/day)</b>
VOC	137	137
NO <sub>x</sub>	137	137
CO	550	550
SO <sub>x</sub>	150	150
PM <sub>10</sub>	82	82
PM <sub>2.5</sub>	N/A	N/A

Source: MBARD 2008

Both construction and operational emissions associated with development facilitated by the GDP were calculated using the California Emissions Estimator Model (CalEEMod) Version 2016.3.2 (2016) software. The three ranger residences and the ranger field office were the only land uses modeled because other improvements to the Park, such as the addition of shade structures, would not result in operational emissions or use of heavy duty diesel equipment that would contribute to construction emissions. In addition, the ranger office at the Rañcho Canada Unit was not modeled because it will be either a remodeled structure or a small extension of an existing structure. Both remodeling and an extension of the existing maintenance building would not result in operational emissions or use of heavy duty diesel equipment that would contribute to construction emissions.

It was conservatively assumed that the ranger field office would be approximately 1,000 square feet. The construction activities associated with development of the ranger units and field office would generate diesel emissions and dust. Construction equipment that would generate criteria air pollutants includes haul trucks and forklifts. It is assumed that all of the construction equipment used would be diesel powered.

Operational emissions would be comprised of mobile source emission and area source emissions. Mobile source emissions are generated by motor vehicle trips in the Plan Area associated with up to ten daily ranger patrol trips from the ranger units and model assumptions for vehicle trip rates associated with the field office. As discussed in Section 16, *Transportation and Traffic*, the GDP would reduce traffic as compared to the previous golf course on the Ranch Cañada Unit. Therefore, there would be no additional emissions associated with vehicle trips to and from the Plan Area. Additionally, area source emissions generated by landscape maintenance equipment, consumer products, and architectural coatings were include in CalEEMod (see Appendix A).

To determine whether a significant regional air quality impact would occur, emissions generated by the GDP were compared to the MBARD’s recommended regional thresholds for both construction and operational emissions. A significant adverse air quality impact may occur when a project individually or cumulatively interferes with progress toward the attainment of the O<sub>3</sub> standard by releasing emissions that equal or exceed the established long term quantitative thresholds for pollutants, or exceed a state or federal ambient air quality standard for any criterial pollutant.

*a. Would the project conflict with or obstruct implementation of the applicable air quality plan?*

Vehicle use, energy consumption, and associated air pollutant emissions are directly related to population growth. A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding the forecasts used in the development of the 2012-2015 AQMP. The current (2018) population of unincorporated Monterey County is 107,264 (DOF 2018). Development proposed by the GDP would result in six new employees, three new rangers and three camp hosts, and would include construction of residences or RV units for these employees to reside in the Park. Assuming that the six new employees would be new county residents, the GDP would increase the Monterey County population to 107,270, an increase of 0.006 percent. This increase is within the 2020 population growth forecast for Monterey County and the project would be consistent with regional growth forecasts. Therefore, the GDP would not result in emission that would conflict with those anticipated in the AQMP.

**LESS THAN SIGNIFICANT IMPACT**

*b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?*

*c. Would the project expose sensitive receptors to substantial pollutant concentrations?*

**Construction Emission**

Construction of the three ranger residences and field office would generate temporary air pollutant emissions. Construction impacts are associated with PM<sub>10</sub> and exhaust emissions from construction vehicles, in addition to volatile organic compounds (VOCs) that would be released during the drying phase upon application of architectural coatings. Hauling materials to the proposed location for the ranger units and field office and site preparation would involve the largest use of equipment because the structures would be assembled on-site. For the purposes of the model, it was assumed that all construction would be in compliance with MBARD Rules. CalEEMod defaults were used for construction schedule and equipment. Table 3 summarizes the estimated maximum daily emissions of pollutants as a result of project construction.

**Table 3 Estimated Construction Emissions**

	Estimated Maximum Daily Emissions (lbs/day)				
	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>
Overall Construction Maximum Daily Emissions	4.5	11.7	9.4	<0.1	1.4
MBARD Threshold	137	137	550	150	82
Threshold Exceeded?	No	No	No	No	No

See Appendix A for CalEEMod output. Results show winter and summer “mitigated” emissions, whichever is higher.

As shown in Table 3, daily emissions from construction activities would not exceed MBARD construction thresholds for any pollutants. Other projects listed in the GDP such as addition of shade structures and construction of the dog park would not involve the use of heavy construction

equipment and therefore would not result in substantial emissions.<sup>8</sup> Construction air quality impacts would be less than significant.

### Operational Emissions

Long-term emissions associated with operation of projects included in the GDP, as shown in Table 4, would include emissions from ranger patrol trips and trips to the field office (mobile sources), emissions from lighting and operation in the field office (energy sources) and maintenance equipment, consumer products, and architectural coating associated with on-site development (area sources). Operation of the three ranger units would not result in energy use because they would utilize solar panels with a back-up generator for electricity.

**Table 4 Estimated Operational Emissions**

Source	Estimated Emissions (lbs/day)				
	VOC	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>
Area	0.2	<0.1	0.2	<0.1	<0.1
Energy	<0.1	<0.1	<0.1	<0.1	<0.1
Mobile	<0.1	0.2	0.5	<0.1	<0.1
Total Emissions	0.2	0.1	0.5	<0.1	<0.1
MBARD Threshold	137	137	550	150	82
Threshold Exceeded?	No	No	No	No	No

See Appendix A for CalEEMod output. Results show winter and summer “mitigated” emissions, whichever is higher. Numbers may not add up due to rounding.

As shown in Table 4, emissions from development facilitated by the GDP would not exceed MBARD thresholds for any criterial pollutant. Other projects listed in the GDP, such as the dog park and camping sites, would not result in operational emissions because they are active recreational uses. Additionally, as discussed in Section 4.15, *Transportation and Traffic*, implementation of the GDP would reduce vehicle trips to the Plan Area as compared to the sites former use as a golf course. Therefore, there would be no additional mobile emissions generated from park users. Operational air quality impacts would be less than significant.

### LESS THAN SIGNIFICANT IMPACT

- d. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Development facilitated by the GDP would include improvements and additions to the Park’s trail network, renovation and re-use of facilities, an off-leash dog park, and primitive campsites. Substantial odors are normally associated with uses such as agriculture, wastewater treatment, industrial facilities, or landfills. The GDP does not include uses that normally result in odor emission, and would not expose future project residents to substantial odors. There would be no impact.

### NO IMPACT

<sup>8</sup> Although restroom construction would result in criteria pollutant emissions CalEEMod does not have a land use to model restrooms. However, the ranger units were conservatively modeled as single-family units which include multiple restrooms. Therefore, the model overestimates emissions and accounts for emissions that would occur from the proposed restrooms.

*This page intentionally left blank.*

## 4. Biological Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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 U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Existing Setting

### Literature Review

Rincon conducted a desktop analysis for baseline information on biological resources occurring or potentially occurring in the Plan Area and surrounding open space. The analysis consisted of a query of the relevant agency databases, review of aerial imagery, and review of pertinent literature and existing plans. The queries of agency databases and literature review included the following:

- Occurrence records for special-status plant species contained in the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Plants of California* (CNPS 2018)
- Occurrence records for sensitive biological resources (i.e., special-status plant and animal species, and sensitive terrestrial natural communities) contained in the California Department of Fish and Wildlife (CDFW) *California Natural Diversity Database* (CNDDDB) (CDFW 2018a), and *Biogeographic Information and Observation System* (BIOS) (CDFW 2018b)
- U.S. Fish and Wildlife Service (USFWS) *Information for Planning and Consultation* (IPaC) list (USFWS 2018a), geographic distributions for federally listed species and federally designated critical habitat from the USFWS *Critical Habitat Portal* (USFWS 2018b), and the National Oceanic and Atmospheric Administration (NOAA), National Marine Fisheries Service (NMFS) *Endangered Species Act Critical Habitat* (NMFS 2018)
- The USFWS *National Wetlands Inventory* (NWI) was reviewed to determine the extent of potentially jurisdictional wetland and non-wetland waters of the U.S. and/or State of California that have been previously documented and mapped in City limits (USFWS 2018c)
- The United States Department of Agriculture's Natural Resources Conservation Service Web Soil survey (USDA 2018)
- The Palo Corona Regional Park GDP (2018), Monterey County General Plan (2010), and local area plans

The Safe Harbor Agreement for Palo Corona Regional Park (USFWS 2011), Grassland Management Plan (McGraw 2007), Whisler-Wilson Ranch Camping Feasibility Report (MPRPD 2013), Invasive Weed Management Plan (Nomad, 2014), and Grassland Monitoring Report Palo Corona Regional Park (Fields 2016), were also reviewed to provide background information on existing conditions.

The queries of biological databases included an area of eleven United States Geological Survey 7.5-minute topographic quadrangles: the four quadrangles on which the Plan Area occurs (*Mt Carmel, Soberanes Point, Monterey, and Seaside*) and the surrounding seven quadrangles (*Marina, Salinas, Spreckels, Carmel Valley, Ventana Cones, Big Sur, and Point Sur*).

### Vegetation Communities and Land Cover Types

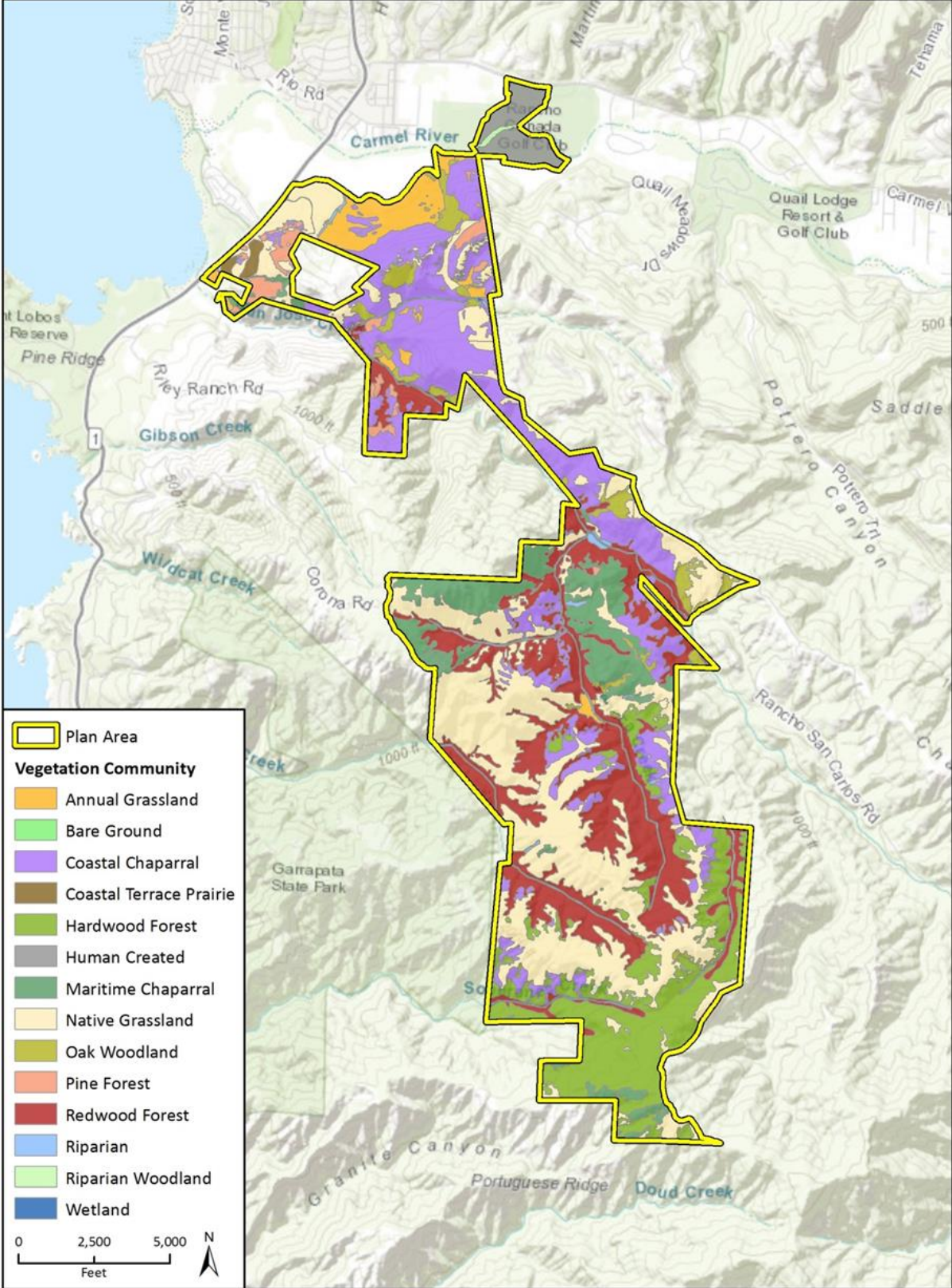
Vegetation communities and land cover types occurring within the Park were developed based on aerial imagery, data provided by the District, and the Grazing Management Plan (McGraw 2007). Ten major vegetation communities and land cover types were identified, ranging from wetlands to chaparral and woodlands (Figure 8). The vegetation communities are described below.

#### *Native and Annual Grasslands*

Native and annual grasslands are found primarily along the canyon slopes and hills of the Back Country Unit. Typical species observed in this habitat type include riggut brome (*Bromus diandrus*),



Figure 8 Vegetation Communities



Basemap provided by Esri and its licensors © 2018.  
Additional data provided by MPRPD 2018.

Fig. 8 Vegetation Communities

Bristly dogstail grass (*Cynosurus echinatus*), Longbeak Stork's Bill (*Erodium botrys*), Deerweed (*Lotus scoparius*), Sea cliff buckwheat (*Eriogonum parvifolium*), and Sky lupine (*Lupinus nanus*).

#### *Coastal Terrace Prairie*

Coastal Terrace Prairie grasslands occur on the slopes of the Front Ranch Unit. These grasslands feature dense tall grasses and patchy rushes. Dominate species in this community include California Oatgrass (*Danthonia californica*) and Italian Ryegrass (*Lolium multiflorum*) and English plantain (*Plantago lanceolate*).

#### *Coast Redwood Forest*

Redwood forests occur primarily along the central and southern canyon ridges and slopes. This vegetation community is dominated by second growth Coast Redwoods (*Sequoia sempervirens*), with tanoak (*Lithocarpus densiflorus*), and sword fern (*Polystichum munitum*) redwood sorrel (*Oxalis oregano*), and Pacific starflower (*Trientalis latifolia*) in the understory.

#### *Coastal Chaparral/Scrub*

Coastal chaparral and scrub communities occur patchily throughout the Park. Coastal scrub habitats are dominated by short to medium height, soft-woody shrubs such as coyote brush (*Baccharis pilularis*), sticky monkeyflower (*Mimulus aurantiacus*), California sagebrush (*Artemisia californica*), and seacliff buckwheat. Coastal chaparral habitats are dominated by medium to tall, sclerophyllous, woody shrubs. Coastal chaparral within the Park is dominated by chamise (*Adenostoma fasciculatum*).

#### *Maritime Chaparral*

Maritime Chaparral is similar in species composition to coast chaparral communities, but occurs within areas influenced by summer fog. Dominant species in this community include Monterey ceanothus (*Ceanothus rigidus*), woolly-leaf manzanita (*Arctostaphylos tomentosa*), and giant chinquapin (*Chrysolepis chrysolphylla* var. *minor*).

#### *Hardwood Forest*

Hardwood forests occur primarily on the canyon slopes of the Back Country Unit. This community is characterized by a dense canopy of evergreen, hardwood trees, with a sparse understory. Dominant species in this community include California bay (*Umbellularia californica*), pacific madrone (*Arbutus menziessii*), tan oak (*Lithocarpus densiflorus*), coast live oak (*Quercus agrifolia*), and interior live oak (*Quercus wislizenii*).

#### *Oak Woodland*

Oak woodlands occur on ridges and slopes throughout the Park. This community may have a dense to sparse canopy cover, and variable understory ranging from grasslands (savanna) to shade tolerant shrubs and herbs. The dominant species are Coast Live Oak, with poison oak (*Toxicodendron diversilobum*), oso berry (*Oemleria cerasiformes*), baby blue eyes (*Nemophila menziessii*), columbine (*Aquilegia formosa*), and California hedgenettle (*Stachys bullata*) in the understory.

### *Monterey Pine Forest*

Monterey Pine Forest occurs primarily on western slopes and rocky ridgetops of the Front Ranch Unit. This community consists of dense stands of Monterey pine (*Pinus radiata*), with shade tolerant species such as poison oak, coffee berry (*Rhamnus californicus*), fuchsia-flowered gooseberry (*Ribes speciosum*), and sticky monkeyflower in the understory.

### *Riparian Woodland*

Riparian Woodlands occur patchily throughout the Park along streams and wetlands. Due to the variability of the hydro period between intermittent, seasonal, and perennial wetlands and streams, the species composition of riparian woodlands is also highly variable. Dominate species include arroyo willow (*Salix lasiolepis*), big leaf maple (*Acer macrophyllum*), black cottonwood (*Populus balsamifera* ssp. *trichocarpa*), California sycamore (*Platanus racemose*), and American dogwood (*Cornus sericea*).

### *Wetland*

Wetlands occur throughout the Park, and include intermittent, seasonal, and perennial ponds and streams, springs, vernal pools, and cattle troughs. Vegetation communities occurring within these wetlands are typically dominated by rushes (*Juncus* spp), duckweed (*Lemna* spp), cattail (*Typha* spp) and arroyo Willow.

### *Human Created*

Human Created areas are those which have been developed or significantly altered through landscaping, and include the golf course at the Rancho Cañada Unit, existing trails, and several historical buildings and structures throughout the Park

## **Special Status Species**

### *Special Status Plants*

A review of resource agency databases and special status plant lists identified ~~68~~ 96 special status plant species (Appendix C) known to occur in the region. Based on the size of the Plan Area, and the types and quality of natural vegetation communities within the Park, all ~~68~~ 96 special status plant species have some potential to occur within the Plan Area (Table 5).

**Table 5 Federal and State Listed Plants with Potential to Occur in the Plan Area**

Common Name	Scientific Name	Status
<b>Low Potential to Occur</b>		
Marsh sandwort	<i>Arenaria paludicola</i>	Federal and state endangered
Robust spineflower	<i>Chorizanthe robusta</i> var. <i>robusta</i>	Federally endangered
Menzies' wallflower	<i>Erysimum menziesii</i>	Federal and state endangered
Contra Costa goldfields	<i>Lasthenia conjugens</i>	Federally endangered
Dudley's lousewort	<i>Pedicularis dudleyi</i>	State rare
Adobe sanicle	<i>Sanicula maritima</i>	State rare
<b>Moderate Potential to Occur</b>		
Coastal dunes milk-vetch	<i>Astragalus tener</i> var. <i>titi</i>	Federal and state endangered
Seaside bird's-beak	<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>	State endangered
Monterey gilia	<i>Gilia tenuiflora</i> ssp. <i>arenaria</i>	Federally endangered state threatened
Beach layia	<i>Layia carnosa</i>	Federal and state endangered
Tidestrom's lupine	<i>Lupinus tidestromii</i>	Federal and state endangered
Hickman's cinquefoil	<i>Potentilla hickmanii</i>	Federal and state endangered
Monterey clover	<i>Trifolium trichocalyx</i>	Federal and state endangered
<b>High Potential to Occur</b>		
Monterey spineflower	<i>Chorizanthe pungens</i> var. <i>pungens</i>	Federally threatened
Gowen cypress	<i>Hesperocyparis goveniana</i>	Federally threatened

Eight species have been documented within the Park, including federal and state listed species (Table 6). The remaining 45 73 species with potential to occur have a California Rare Plant Rank (CRPR) of 1B.2 (45), 3 (5), or 4 (23).

**Table 6 Special Status Plants Documented in the Plan Area**

Common Name	Scientific Name	Status
<b>Present</b>		
Yadon's rein orchid	<i>Piperia yadonii</i>	Federally endangered
San Francisco popcorn flower*	<i>Plagiobothrys diffuses</i>	State endangered
Hooker's manzanita	<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i>	1B.2
Jolon clarkia	<i>Clarkia jolonensis</i>	1B.2
Hutchinson's larkspur	<i>Delphinium hutchinsoniae</i>	1B.2
Pinnacles buckwheat	<i>Eriogonum nortonii</i>	1B.3
Carmel Valley bush-mallow	<i>Malacothamnus palmeri</i> var. <i>involucratus</i>	1B.2
Monterey pine	<i>Pinus radiata</i>	1B.1.
* McGraw 2007		

### Special Status Animals

The literature review of 11 USGS quadrangles containing and surrounding the Plan Area identified 32 special status animal species (Appendix C). Due to the large size of the Park and presence of natural native vegetation communities, only five species with specific habitat requirements not found in the Park could be excluded. These species generally occur in marine habitats or the Park is outside of the species known range. Eight federal or state listed species have potential to occur in the Plan Area (Table 7).

**Table 7 Federal and State Listed Animals with Potential to Occur in the Plan Area**

Common Name	Scientific Name	Status
<b>Low Potential to Occur</b>		
Marbled Murrelet (foraging only)	<i>Brachyramphus marmoratus</i>	Federally threatened and state endangered
Western snowy plover	<i>Charadrius alexandrinus nivosus</i>	Federally threatened
Bank swallow	<i>Riparia riparia</i>	State threatened
Foothill yellow-legged frog	<i>Rana boylei</i>	State candidate threatened
Vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	Federally threatened
<b>Moderate Potential to Occur</b>		
Tricolored blackbird	<i>Agelaius tricolor</i>	State threatened
California condor (foraging only)	<i>Gymnogyps californianus</i>	Federal and state endangered
California black rail	<i>Laterallus jamaicensis coturniculus</i>	State threatened

Six special status species have been documented within the Park and are presumed extant (Table 8). The remaining 13 special status species with potential to occur in the Park include California species of special concern and fully protected or watch list species (Appendix C).

**Table 8 Special Status Animals Documented in the Plan Area**

Common Name	Scientific Name	Status
<b>Present</b>		
California spotted owl	<i>Strix occidentalis occidentalis</i>	California species of special concern
California tiger salamander	<i>Ambystoma californiense</i>	Federal and state threatened
California red-legged frog	<i>Rana draytonii</i>	Federally threatened
Coast Range newt	<i>Taricha torosa</i>	California species of special concern
Steelhead - south-central California coast DPS	<i>Oncorhynchus mykiss irideus</i>	Federally threatened
Smith's blue butterfly	<i>Euphilotes enoptes smithi</i>	Federally endangered

### Sensitive Communities and Critical Habitat

#### Sensitive Communities

Plant communities are considered sensitive biological resources if they have limited distributions, have high wildlife value, include sensitive species, or are particularly susceptible to disturbance. CDFW ranks sensitive communities as "threatened" or "very threatened" and keeps records of their occurrences in CNDDDB. Sensitive natural communities included in the CNDDDB follow the original

methodology according to “*Preliminary Descriptions of the Terrestrial Natural Communities of California*” (Holland 1986). This methodology continues to be revised and is now based on “*the Manual of California Vegetation*” (Sawyer et al. 2009). Communities considered sensitive by CDFW are published in the California Sensitive Natural Communities List (CDFW 2018). Vegetation alliances are ranked 1 through 5 based on NatureServe’s (2010) methodology, with those alliances ranked globally (G) or statewide (S) as 1 through 3 considered sensitive. Some alliances with the rank of 4 and 5 have also been included in the 2018 sensitive natural communities list under CDFW’s revised ranking methodology (CDFW 2018c).

The literature review identified nine sensitive natural communities within the 11 quad search area (Table 9). Only the Northern Coastal Salt Marsh could be eliminated from potentially occurring within the Park, based on the lack of marine habitat within the Plan Area. Many natural communities found in the Park are considered sensitive under CDFW’s revised ranking methodology, including a variety of vegetation alliances for each of the following communities: 1) coast live oak; 2) chamise chaparral; 3) woolly-leaf manzanita; 4) coyote brush scrub; 5) ceanothus, California oat grass prairie; 6) California buckeye groves; 7) Black cottonwood forest; and 8) American dogwood. Redwood forest (G3S3) is also considered a sensitive natural community. The current vegetation mapping within the Park limits has been completed at too coarse of a scale to capture these vegetation alliances; however, many of these sensitive vegetation communities are likely to be present within the Park.

**Table 9 Sensitive Natural Communities Known to Occur or with Potential to Occur within the Vicinity of the Plan Area**

Sensitive Natural Communities	Status
Central Dune Scrub	G2/S2.2
Central Maritime Chaparral	G2/S2.2
Monterey Cypress Forest	G1/S1.2
Monterey Pine Forest	G1/S1.1
Monterey Pygmy Cypress Forest	G1/S1.1
North Central Coast Fall-Run Steelhead Stream	GNR/SNR
Northern Bishop Pine Forest	G2/S2.2
Valley Needlegrass Grassland	G3/S3.1

G-Rank/S-Rank = Global Rank and State Rank as per NatureServe and CDFW’s CNDDDB RareFind 5.

Sources: CNDDDB (CDFW, 2018a)

### Critical Habitats

Two critical habitat units occur within the Park boundary: steelhead south-central California coast Distinct Population Segment (DPS), and California red-legged frog. Critical habitat for Yadon’s piperia occurs outside the Plan Area but in close proximity to the Front Ranch Unit.

### STEELHEAD

The Carmel River, San Jose Creek, and Malpaso Creek are designated critical habitat for south central California coast steelhead. These watersheds provide suitable spawning and rearing sites, with adequate water quality, shade, and submerged logs and debris, which are essential for the conservation of the species. Steelhead are known to occur in the Carmel River, and its lower reaches are identified in the south central California coast steelhead recovery plan as an important corridor



for movement between estuarine and marine habitats and extensive spawning and rearing habitats in the upper watershed.

San Jose Creek is identified as “fair” steelhead habitat due to ground and surface water diversion, old logging roads, and fish passage barriers resulting from log jams and other debris remaining from logging activities.

### **CALIFORNIA RED-LEGGED FROG**

Most of the Park falls within California red-legged frog critical habitat unit MNT-2 *Carmel River*, except for the northern corner of the Rancho Cañada Unit and the southwestern corner of the Back Country Unit, south of Malpas Creek. This critical habitat unit includes the Carmel River and San Jose Creek drainages. California red-legged frog are known to occur in aquatic and upland habitats of MNT-2, and it is the largest critical habitat unit in Monterey County, covering 26,098 acres. Threats identified in the federal designation for this unit include: predation by nonnative species, urbanization, and ground and surface water diversion.

### **YADON’S PIPERIA**

Critical Habitat for Yadon’s piperia adjacent to the Front Ranch Unit includes 228 acres of Point Lobos Ranch. Vegetation communities found in this unit include Monterey pine forest, maritime chaparral, Gowen cypress, Bishop pine forest, and redwood forest. Populations of Yadon’s piperia in the Front Ranch Unit are likely associated with populations at Point Lobos. Threats identified in the federal designation for this critical habitat unit include the spread of invasive species, development, and erosion.

### **Jurisdictional Features**

Within the Front Ranch and Back County Units there are 24 known springs and 10 ponds, six of which are perennial and four of which are seasonal. All the ponds within the Park are manmade. They were created as stock ponds for cattle through the installation of dams within streams or the outflow of springs, or excavation of catchment basins. Some of these ponds are still used for cattle and have sparser vegetation, and some are fenced and contain higher densities of vegetation. The springs have been developed to provide water for livestock (troughs), likely when the property was first developed as a working ranch.

There are 12 streams within the Front Ranch and Back County Units: Barn Creek, Monastery Creek, Animas Creek, San Jose Creek, Seneca Creek, Panoche Creek, Chavote Creek, Malpas Creek, Van Winkely Creek, Soberanes Creek, Granite Creek, and Doud Tributary. There are also many unnamed tributaries within the Plan Area. These creeks and streams total 72,129 feet in length within the Park (including the Carmel River) (McGraw 2007).

The Rancho Cañada Unit contains several ponds and wetlands within the former golf course (likely manmade) and the Carmel River.

These wetlands and non-wetland waters are subject to USACE jurisdiction under the Clean Water Act (CWA), RWQCB jurisdiction under the CWA and Porter-Cologne, and CDFW jurisdiction under the CFGC.

## **Wildlife Movement**

Wildlife movement corridors, or habitat linkages, are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such linkages may serve a local purpose, such as providing a linkage between foraging and denning areas, or they may be regional in nature. Some habitat linkages may serve as migration corridors, wherein animals periodically move away from an area and then subsequently return. Others may be important as dispersal corridors for young animals. A group of habitat linkages in an area can form a wildlife corridor network.

Wildlife movement corridors can be both large and small scale. Riparian corridors and waterways including the Carmel River and San Jose Creek watersheds provide local-scale opportunities for wildlife movement throughout the Park. Existing trails and roads within the Park also act as corridors for wildlife movement, particularly for relatively disturbance tolerant species such as fox, coyote, raccoon, skunk, deer, and bobcat. On a larger scale, both Natural Landscape Blocks and Essential Connectivity Areas are mapped within the Park in the Biogeographic Information and Observation System (CDFW, 2018b). These landscape blocks and linkages connect Point Lobos State Natural Reserve along the coastline with Big Sur and Los Padres National Forest along the Santa Lucia Mountain Range. The Park represents a large area of relatively undisturbed natural habitat within a broader area of similar natural habitat that extends relatively undisrupted from San Luis Obispo to the Monterey peninsula. Overall, this area represents important natural habitat for a wide range of species, and supports genetic connectivity and movement along much of the central coast of California. However, the Plan Area itself is not a distinct or critical wildlife movement corridor as it is part of this larger region of natural habitat and does not, in and of itself, connect two or more distinct and isolated natural areas. The Park likely includes a wide range of local areas (e.g. streams and associated riparian habitat) that allow wildlife to disperse among similar habitats within the Park, and these corridors would be considered important local wildlife movement corridors.

- a. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as candidate, sensitive, or special status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?*

Ninty-six (96) ~~Sixty-eight (68)~~ special status plants and 32 special status animals are known to occur, or have potential to occur within plan area or its vicinity (Appendix C). Twenty seven of these species (12 animal species and 16 plant species) are given high levels of protection by the federal government through listing under FESA and/or by the state government through listing under CESA or as Fully Protected species (see Appendix C). Fourteen special status species (eight plants and six animals) have been documented within the Park. Special status species could be encountered at locations in the Plan Area where development facilitated by the GDP is projected to occur.

Development facilitated by the GDP includes a mix of low and moderate impact activity with varying levels of potential impacts to special status species. Proposed development such as placement of signage on multi-use trails, information kiosks at parking lots, trail closures and repurposing of existing facilities would be unlikely to result in impacts to special status species. Development proposed for the golf course area such as conversion of existing golf cart paths is also unlikely to impact special status species. Other GDP projects in disturbed areas of the existing golf course have a low potential to impact special status species if there is no associated ground disturbance or vegetation removal. However, development facilitated by the GDP that involves ground disturbance or vegetation removal, even in previously disturbed areas, has the potential to impact special status

species depending on the existing conditions in the disturbance area at the time of development. The Rancho Cañada Unit, no longer maintained as a golf course, is primarily comprised of non-native grasses and emerging weeds. Continued use of the former clubhouse as an event center and office space would not result in impacts to special status plants due to the current level of development at this site. However, fallow areas of the golf course may support special status species. Project development for components such as trail connectors, horse trailer staging areas, new trailheads and new trail access points that would require ground disturbance or vegetation removal in the Rancho Cañada Unit could result in impacts to special status species.

Similarly, development facilitated by the GDP that would involve ground disturbance or vegetation removal in the Front Ranch and Back Country units has a potential for impacts to special status species. GDP components such as new access points and staging areas, connections to adjacent parks, realignment and grading of trails, structural/approach reinforcement of bridges, addition of a second trail parallel to the Palo Corona, and the ranger units are the types of activities that could result in significant impacts to special status species through injury or mortality from construction activity. Additionally, construction of new trails in the immediate vicinity of creeks or streams could result in loss or degradation of aquatic habitat (e.g. by erosion, sedimentation, pollution, or tampering by the public).

*Rare and Listed Plants:* Impacts to CRPR 1B.1 or 4 plant species would only be considered significant if the loss of individuals in the Plan Area represented a population-level impact that resulted in a loss of, or risk to the entire regional population. Given the size of the Park, quality of habitat, and small impact area for the types of projects proposed (i.e., trail improvements), there is low potential for impacts on a population level. Impacts to individuals of state and federal listed species, or population-level adverse effects to non-listed species would be considered significant, but can be reduced through the design of project elements to avoid special status plants and sensitive vegetation communities, maintenance of trails to manage the spread of weedy species, and education of the public to avoid trampling or removing special status plants. Impacts to federal or state listed species from ground disturbing activity or vegetation removal would be considered significant under CEQA.

*Special Status Wildlife:* Special status animal species are most likely to occur in natural habitats on the Front Ranch and Back Country Units. The expanses of natural, native vegetation provide suitable habitat for California red-legged frog, California tiger salamander, and Smith's blue butterfly. Direct impacts to special status species could include injury or mortality during construction activity associated development facilitated by the GDP that requires ground disturbance or vegetation removal as described above.

Development facilitated by the GDP in the Front Ranch and Back Country Units could result in increased edge effects, such as: habitat fragmentation, particularly for small mammals and amphibians; changes in microclimate; and introduction of corridors for movement of common predator species. The extent of these impacts would depend on the final location and design of individual GDP projects. Increased human presence is also likely to result in some levels of noise disturbance, which may affect nesting birds. Lighting from the proposed restroom, ranger residences and campground host sites, and users of the primitive camping sites (e.g., flashlights) could occur. The lighting mitigation required under Section 1, *Aesthetics*, would reduce impacts from lighting in the Back Country Unit and the Park would implement a "Leave No Trace" policy, with signage encouraging the public to pack out trash.

The majority of proposed activity facilitated by the GDP is not likely to result in significant impacts to special status plants or animals. However, GDP components that would require ground disturbance

or vegetation removal have potential to adversely affect special status species wherever they occur in the plan area. The GDP includes best management practices (BMPs) that would ensure potential impacts to variety of species remain less than significant. For projects that are not expended to result in any ground disturbance or very small disturbance (e.g., installation of signage, information kiosks in disturbed areas, trail improvements that do not involve ground disturbance, trail closures, etc.) and no vegetation removal, there would be no impact. For those projects that would result in ground disturbance through clearing/grading or vegetation trimming or removal (e.g., trail improvements, new trails, connector trails, ranger houses, bridge abutment work, etc.), a project-specific biological assessment, as required by BMP-1 Biological Resources and Screening Assessment in the GDP, would reduce impacts to special status species. Additional BMPs included on pages 112 to 117 the GDP would be implemented based on the results of the project-specific biological analysis, and may include one or more of the following:

- BMP-2: Special Status Plant Species Surveys
- BMP-3: Special Status Plant Species Avoidance, Minimization, and Mitigation
- BMP-4: Restoration and Monitoring
- BMP-5: Endangered/Threatened Species Habitat Assessments and Protocol Surveys
- BMP-6: Endangered/Threatened Species Avoidance and Minimization
- BMP-7: Non-Listed Special Status Animal Species Avoidance and Minimization
- BMP-8: Pre-construction Surveys for Nesting Birds for Construction Occurring within Nesting Season
- BMP-9: Worker Environmental Awareness Program (WEAP)
- BMP-10: Invasive Weed Prevention and Management Program

These BMPs that would be implemented as part of the GDP, and would reduce impacts to sensitive species to a less-than-significant level.

#### **LESS THAN SIGNIFICANT IMPACT**

- b. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?*

Sensitive natural communities known to occur within the Park which may be impacted by development facilitated by the GDP include redwood forest, maritime chaparral, riparian woodlands, and Monterey pine forest. Other natural communities included in the California Sensitive Natural Communities List are also likely to be present in the Park but have not been mapped on a broad scale. Additionally, two federally designated critical habitat units, for Steelhead and California red-legged frog, occur within the Park and may be affected by implementation of the GDP. Direct impacts to sensitive habitats and critical habitats could occur through direct conversion of habitats to development. Projects facilitated by the GDP with potential to adversely affect sensitive or critical habitat are those projects that would include ground disturbance or vegetation removal in remote areas of the park (e.g., front and back country trail improvements, new trails and trail connectors, facilities re-use/retrofits and historic building preservation that would require outside groundwork, new back country campsites involving ground disturbance, etc.). Indirect impacts could also occur through the trampling of vegetation (e.g. people or horses going off trail), establishment of non-native invasive species, and the introduction of pathogens during restoration and maintenance work. However, implementation of biological BMPs included in the GDP would

avoid sensitive natural communities as identified in biological resources assessments prepared for projects involving ground disturbance. Additional BMPs would include restoration of sensitive natural communities impacted by projects facilitated by the GDP. This would include restoration and monitoring of impacted communities. Therefore, impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- c. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

Wetlands and waters are located throughout the Plan Area and may be affected by implementation of projects facilitated by the GDP that would occur within the limits of jurisdictional waters. GDP project components that should be evaluated for potential impacts to federally protected wetlands include trail improvements and new trails where they cross drainages and in areas where vernal pools could be present, and bridge structure/abutment improvements. There are 12 streams located in the Front Ranch and Back County Units, as well as many unnamed tributaries. In addition, there are 10 ponds and 24 springs documented in the Front Ranch and Back County Units. The Rancho Cañada Unit contains a lower reach of the Carmel River and several manmade golf course ponds. These wetlands and non-wetland waters are subject to USACE jurisdiction under the CWA, RWQCB jurisdiction under the CWA and Porter-Cologne, and CDFW jurisdiction under the CFGC. Because of the programmatic nature of the GDP, a precise, project-level analysis of the specific impacts associated with individual projects on potential wetlands is not possible at this time and site-specific analysis is needed to verify if wetlands are present. If projects have the potential to impact federal wetlands, the projects would either be designed to avoid impacts to federal waters, or would implement BMPs identified in the GDP to complete a project specific jurisdictional delamination in accordance with the requirements for CDFW, USACE, and/or RWQCB. If, based on the results of the jurisdictional delineation, it is determined that project activity would result in impacts to waters of the state or waters of the U.S., GDP BMP-13 would be implemented to ensure no net loss of wetlands and ensure impacts to waters of the state or waters of the U.S. are less than significant by completing general avoidance and minimization. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- d. *Would the project 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?*

The Park contains a natural landscape block and linkage connecting Point Lobos and surrounding preserves to natural lands to the south including Los Padres National Forest. The use of existing ranch roads, development of connector trails, primitive camping sites, several small structures, and interpretative elements within the Park are not likely to significantly disrupt the movement of large mammals and birds. Implementation of projects in the GDP, such as trail improvements, may result in minor interference with wildlife movement on a local-scale (local dispersal, foraging) within the approximately 4,585-acre Park, but is not expected to result in significant changes to the genetic connectivity among populations within the Park or broader region or prevent local wildlife movement. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- e. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Areas of the Park fall within the Carmel Valley Master Plan (CVMP), Carmel Area Land Use Plan (Carmel Area LUP), Greater Monterey Peninsula Plan Area, Big Sur Land Use Plan Area (Big Sur LUP), and the coastal zone. Development for recreational use must be consistent with these plans and Monterey County Ordinance. These plans include policies for the protection and conservation of natural resources, open space, and public use which are consistent with the goals of the GDP.

The Rancho Cañada Unit is located within the CVMP. The CVMP requires that, in places where riparian vegetation has been removed from the Carmel River, it should be replanted to a width of 150 feet from the river bank (CV-3.8), and CV-3.9 requires that willow cover along the banks of the Carmel River be preserved. CV-3.10 requires that landscaping and erosion control plantings consist of species native to Carmel Valley. Additionally, a permit is required for the removal of any healthy native oak, madrone, or redwood tree with a trunk diameter of six inches or greater, two feet above ground level (CV-3.11).

The Front Ranch Unit is within the Carmel Area LUP and coastal zone. Under the Carmel Area LUP, the Front Ranch Unit is primarily designated for resource conservation. Under the California Coastal Act (CCA), the County is responsible for the development and implementation of a Local Coastal Program (LCP) through review and approval of Coastal Development Permit applications. The Carmel Area LUP includes policies for the protection of environmentally sensitive habitats under General policies 2.3.3, including restrictions on development in critical and sensitive habitats and adjacent lands; requirements of field surveys where environmentally sensitive habitats are expected to occur; and County coordination with CDFW in the evaluation of proposed development or increased land use, including public access, recreation, and associated facilities. Specific policies 2.3.4 include a riparian setback of 150 feet for perennial streams, and 50 feet for intermittent streams.

A small area on the west side of the Back Country Unit falls within the Big Sur LUP Area, which also includes the coastal zone. The Big Sur LUP includes many similar measures for the protection of environmentally sensitive habitats, including limiting recreational use. Additionally, County of Monterey Zoning Ordinance 21.64.260 calls for the protection and preservation of oaks and other types of native trees.

Development facilitated by the GDP would be required to comply with these requirements, including via the application for tree removal permits and compliance with associated requirement (e.g., tree replacement) where applicable. Pursuant to compliance with these regulations, impact would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

- f. *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

There are no habitat conservation plans or natural community conservation plans that have been adopted in the Plan Area. Therefore, development facilitated by the GDP would not conflict with any such plans and no impact would occur.

#### **NO IMPACT**

## 5. Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This section provides an analysis of the project’s impacts on cultural resources, including historical and archaeological resources and human remains. Cultural resources analysis is partially based on the Fish Lower Barn Historic Structure Report as included in Appendix B.

### Historical Resources

The Park contains several historic-age built environment properties, including the Rancho Cañada Golf Club, Front Ranch Barn, Whisler-Wilson Cabin, and Corona Homestead. Two of these properties, the former Rancho Cañada Golf Club and Front Ranch Barn, were recorded and evaluated on California Department of Parks and Recreation (DPR) 523 series forms by Rincon, which are included in Appendix B. Constructed in 1929, the Front Ranch Barn (also known as the Fish Lower Ranch Barn) is representative of early twentieth century barns in Monterey County and is an excellent example of a work by master builder M.J. Murphy. As such, it is eligible for listing in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and for designation as a Monterey County historical resource, and is a historical resource for the purposes of CEQA. The former Rancho Cañada Golf Club – including the golf course and buildings - is ineligible for federal, state, or local designation and is therefore not considered a qualifying historical resource. Because no project activities are proposed for the Whisler-Wilson Cabin or Corona Homestead, neither was recorded or evaluated for historical resources eligibility.

### Archaeological Resources

The Park contains several known archaeological sites, including bedrock milling features and middens of Native American origin, as well as historic-age sites including sites associated with the lumber trade, and homestead sites (Doane and Breschini 2009). A grizzly bear trap is also recorded within the park, but was previously bulldozed during the Soberanes fire. Additional as-yet unidentified archaeological sites are likely present throughout the Park.

- a. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?*

The Park contains one known historical resource, the Front Ranch Barn, which is eligible for listing in the NRHP, CRHR, and local designation for its significant historical and architectural associations. Within the GDP, the Front Ranch Barn is proposed to be adaptively reused for interpretive, educational, and special event uses. This may include renovations and improvements to address poor building conditions and structural integrity. These project elements may have the potential to result in a substantial adverse change in the significance of a historical resources should they materially impair, or negatively affect, the physical features that convey the reason for the Front Ranch Barn's significance. To mitigate these impacts, mitigation is included below to ensure that the any alterations to the Front Ranch Barn are consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*. Under CEQA, a project that is found to comply with the *Secretary's Standards* is generally considered a project that would not cause a significant adverse direct or indirect impact to historical resources (14 CCR § 15126.4(b)(1)).

The former Rancho Cañada Golf Club is not eligible for federal, state, or local designation, and is not considered a historical resource as defined by CEQA. Therefore, facilitated by the GDPGDP projects in the vicinity of the former Rancho Cañada Golf Club do not have the potential to result in a significant adverse impact to a historical resource.

At present, no GDP-facilitated renovations to the Whisler-Wilson Cabin and the Corona Homestead are envisioned or proposed. These two historic-age properties do not appear to have been formally evaluated for federal, state, or local designation, and their historical resources status has yet to be determined. Should renovations be proposed for either property in the future, separate historic evaluations would be required. Should a property be identified as a historical resource it is recommended that the proposed alterations be reviewed for compliance with the *Secretary's Standards* to in order to avoid and mitigate any potential significant adverse impacts to historical resources.

#### *CUL-1 Architectural History Consultation*

During the project planning phase for the Front Ranch Barn (also known as Fish Ranch Barn), the District shall retain a qualified architectural historian or historic architect meeting the Secretary of the Interior's Professional Qualifications Standards to ensure project compliance with the *Secretary's Standards for Rehabilitation*. This individual shall ensure the avoidance of any direct/indirect physical changes to historical resources. The findings and recommendations of the architectural historian or historic architect shall be documented in a Secretary's Standards Project Review Memorandum, at the schematic design phase. This memorandum shall analyze all project components for compliance with the *Secretary's Standards for Rehabilitation*. Project components to be analyzed shall include direct and indirect changes to the character-defining features of the Front Ranch Barn and its setting as identified in the 2007 Historic Structures Report prepared by Architectural Resources Group (Architectural Resources Group 2007). Should design modifications be necessary to bring projects into compliance with the *Secretary's Standards for Rehabilitation*, the memorandum shall document those recommendations.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**



- b. *Would the project cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?*

The Park has a long cultural history and was home to the Ohlone people prior to settlement by European and American homesteaders. Archaeological materials associated with Native American and early Euro-American occupation exist throughout the Park and have the potential to provide important scientific information regarding history and prehistory.

The majority of GDP projects do not yet have complete design plans or project-specific locations. Therefore, project-specific impacts to archaeological resources cannot be identified at this time. However, development proposed by the GDP may have the potential to damage or destroy archaeological resources, including those that may be considered historical resources. Consequently, damage to or destruction of cultural resources could occur as a result of development under the GDP, and mitigation is necessary to ensure that potential impacts to archaeological resources are reduced to a less-than-significant level.

#### *CUL-2 Archaeological Resources Assessment*

In areas where projects will require ground disturbance and/or will result in intensified land use, a site-specific archaeological resources assessment shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in either prehistoric or historic archaeology. Assessments shall include, at minimum, a California Historical Resources Information System (CHRIS) records search at the NWIC and of the Sacred Lands File Search maintained by the NAHC. The records searches shall characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated in and around the Plan Area. In areas that have not been subject to archaeological survey within the last five years, the archaeological assessment shall include a Phase I pedestrian survey to locate any surface cultural materials. If the Phase I pedestrian survey or background research indicates a high likelihood of subsurface archaeological resources, extended Phase I testing, consisting of a series of augurs or shovel test pits, may also be necessary. If cultural resources are identified during the Phase I and/or Extended Phase I studies, Mitigations Measures CUL-3 through CUL-6 shall apply.

#### *CUL-3 Archaeological Resource Avoidance*

Archaeological sites within the Plan Area shall be avoided wherever feasible.

#### *CUL-4 Archaeological Resource Phase II Evaluation*

If the Phase I archaeological survey identifies resources that may be affected by the project and cannot be avoided by project ground disturbance, a Phase II testing and evaluation program shall be implemented. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, appropriate site-specific mitigation measures shall be identified in the Phase II evaluation. These measures may include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist. If significant archaeological resources cannot be avoided, impacts may be reduced to less than significant by filling on top of the sites rather than cutting into the cultural deposits.

*CUL-5 Archaeological Resource Monitoring*

Project ground disturbance in areas having medium or high archaeological sensitivity and/or in areas within the vicinity of identified archaeological sites shall be observed by a qualified archaeological monitor and, if known or potential resources are of Native American origin, a local Native American representative. Archaeological monitoring shall be performed under the direction of an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (NPS 1983).

*CUL-6 Inadvertent Discovery of Cultural Resources*

If cultural resources are encountered during ground-disturbing activities by the archaeological or Native American monitor or by construction personnel if a monitor is not present, work in the immediate area shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

*c. Disturb any human remains, including those interred outside of formal cemeteries?*

No human remains are known to be present within or near the Plan Area. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires no further disturbance to occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to the Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and make recommendations to the landowner within 48 hours of being granted access. With adherence to existing regulations, impacts to human remains would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

## 6. Energy

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Implementation of the GDP would involve energy use required to construct and maintain new facilities. Construction would involve the use of vehicles and machinery. Following construction, routine use of electricity would occur at new and existing facilities. The majority of the Plan Area would remain undeveloped and managed as open space. New facilities would be constructed and operated only for purposes of managing the land and hosting visitors. Buildout of the GDP would not involve wasteful, inefficient, or unnecessary consumption of energy resources. This impact would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- b. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The Monterey County Municipal Climate Action Plan (MCAP) outlines the County’s goal to reduce municipal GHG emissions to 15 percent below 2005 baseline levels by the year 2020 (County of Monterey 2013). The MCAP states that energy efficiency and renewable energy represent the County’s best opportunities to reduce GHG emissions.

While implementation of the GDP would require energy use for construction and operation of new buildings, the majority of the Plan Area would remain undeveloped and would require minimal energy use. Furthermore, renewable energy would be utilized by adding solar panels to the ranger residences in the Back Country Unit. Therefore, the GDP would not conflict with or obstruct the MCAP. This impact would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*This page intentionally left blank.*

# 7. Geology and Soils

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Would the project:

a. Directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving:				
1. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This section addresses the impacts of GDP buildout related to soils and geologic hazards. Analysis in this section focuses on whether or not the GDP would exacerbate the existing geologic risks in the Plan Area.

### **Paleontological Resources**

There are seven geologic units mapped at ground surface within the Plan Area: Cretaceous granodiorite (gdp, gd, qd), Paleocene Carmelo Formation (Tc), Miocene Monterey Formation (Tm), Miocene Marine Sandstone, including the Vaqueros and Temblor Formations (Tus, Tts), Miocene basalt flow breccia (Tvb), older Quaternary flood and stream terrace deposits (Qoa), and younger Quaternary alluvial and stream channel deposits (Qa, Qg, Qls) (Dibblee and Minch 2007a, b). Rincon evaluated the paleontological sensitivity of these geologic units using the results of a paleontological locality search and review of existing information in the primary literature concerning known fossils within those geologic units. The findings of this evaluation are summarized in Table 10, and the geologic units are shown in Figure 9.

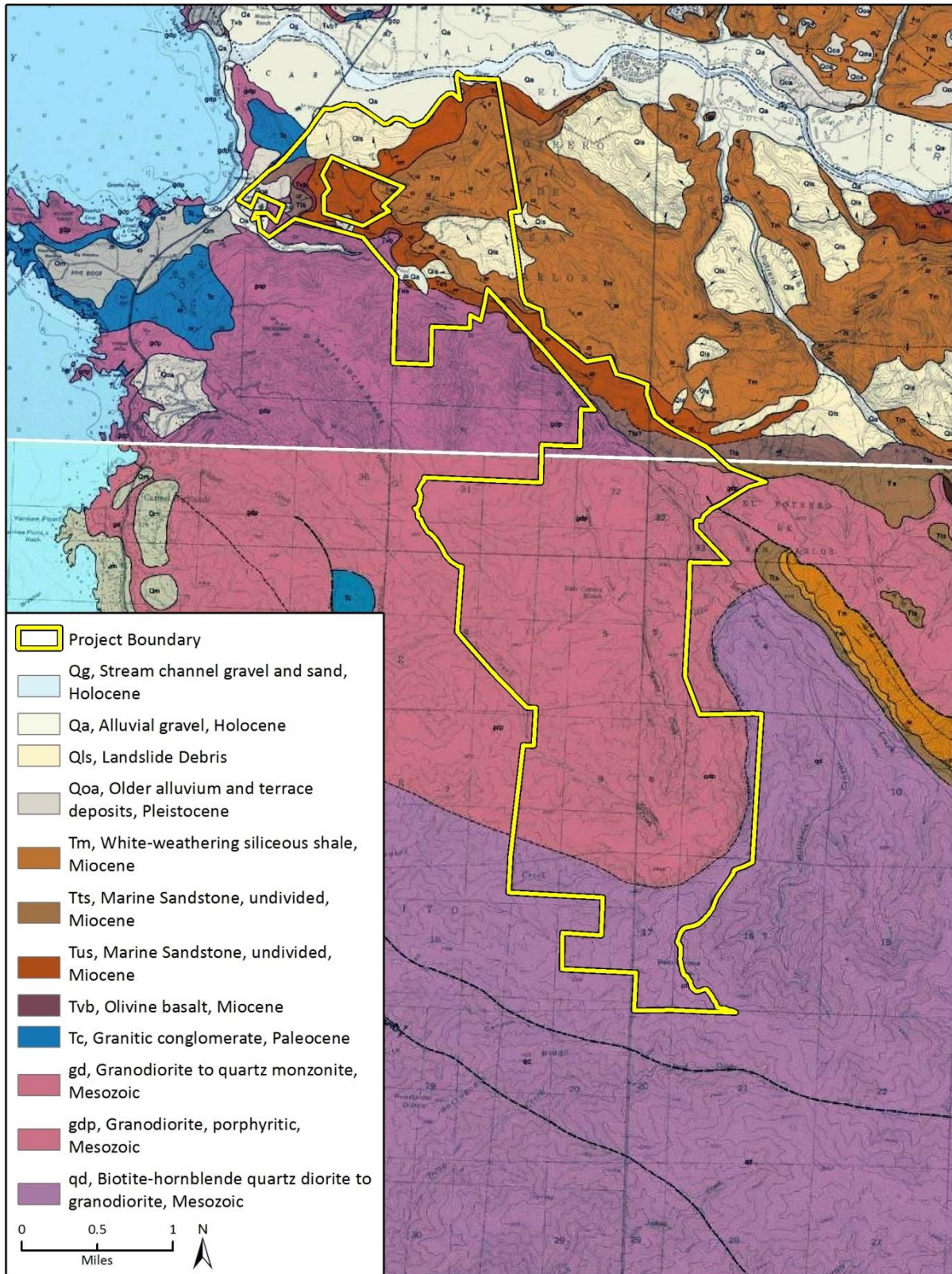
**Table 10 Paleontological Sensitivity of Geologic Units in the Project Area**

<b>Geologic Unit<sup>1</sup></b>	<b>Symbol</b>	<b>Age</b>	<b>Typical Fossils</b>	<b>Paleontological Sensitivity<sup>2</sup></b>
Granodiorite	gdp, gd, qd	Cretaceous	None	None
Carmelo Formation	Tc	Paleocene	Reptile, invertebrates, trace fossils	High
Basalt flow and intrusions	Tvb	Miocene	None	None
Undivided Marine Sandstone (including, Vaqueros, Temblor, and Monterey Formations)	Tts, Tus	Miocene	Mammals, fish, plants, invertebrates	High
Monterey Formation	Tm	Miocene	Mammals, fish, plants, invertebrates	High
Quaternary Older Alluvium and Terrace Deposits	Qoa	Pleistocene	Mammals	High
Quaternary Surficial Deposits	Qa, Qg, Qls	Holocene	None	Low

<sup>1</sup>Dibblee and Minch (2007a, b)  
<sup>2</sup>SVP (2010)

Based on a museum records search, there are no previously recorded vertebrate localities within the Park; however, many vertebrate localities have been recorded nearby within Carmel Valley, Monterey, the Santa Lucia Range, and western Monterey County. These localities are presented in Table 11.

**Figure 9 Geologic Units in Palo Corona Regional Park (Dibblee and Minch 2007a, b)**



Imagery provided by Google and its licensors © 2018.

Geologic base maps provided by Dibblee and Minch. 2007. *Geologic map of the Monterey and Seaside quadrangles*, Dibblee Geological Foundation Map DF-346; Dibblee and Minch. 2007. *Geologic map of the Soberanes Point and Mount Carmel quadrangles*. Dibblee Foundation Map DF-347.

GeoFig X Geologic Units in the Project Area



**Table 11 Vertebrate Localities near Palo Corona Regional Park**

Locality <sup>1</sup>	Geologic Unit	Age	Taxa
V6816	Carmelo Formation	Paleocene	<i>Trionyx</i> (soft-shelled turtle)
V6226, V5525, V3340, V3111	Unspecified Miocene sedimentary deposits	Miocene	<i>Paralabrax</i> (rock bass), <i>Carcharodon</i> (shark), Otariidae (eared seal), <i>Desmostylus</i>
V2204, V2304, V77019	Vaqueros Formation	Miocene	<i>Desmostylus</i> (herbivorous marine mammal), <i>Cetotherium furlong</i> (primitive baleen whale), Cetacea (whale, dolphin, or porpoise)
V1517, V3510	Temblor Formation	Miocene	Unspecified vertebrates
-1299, V6279, V79042, V68140	Monterey Formation	Miocene	<i>Oligodiodon vetus</i> (ray-finned fish), pinniped (seal or walrus), and other unidentified vertebrates
V4002, V4856, V4918, V5576	Quaternary sedimentary deposits	Pleistocene	<i>Equus</i> (horse), <i>Glossotherium</i> (ground sloth), <i>Camelops</i> (camel), and <i>Bison latifrons</i> (bison)

<sup>1</sup>UCMP (2018)

a.1. *Directly or indirectly cause potential adverse effects, including the risk of loss, injury, or death involving 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?*

The Park is not located within an Alquist-Priolo Earthquake Fault Zone (United States Geological Survey [USGS] 2018a). As there are no faults in the Plan Area, there is no potential for surface rupture on the site. Neither the construction of new structures, including ranger residences, nor use of existing or modified structures would be at risk from rupture of a known earthquake fault. There would be no impact.

**NO IMPACT**

a.2. *Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?*

The Plan Area is located in Monterey County. The San Andreas Fault system, which is the most active fault system in California, runs approximately 15 miles to the east of the Plan Area. Two other active faults, the Palo Colorado-San Gregorio Fault zone and the Monterey Bay-Tularcitor Fault zone, also occur in the County (Monterey County Office of Emergency Services 2018). From 2007 to 2014, Monterey County experienced 47 earthquakes (Monterey County 2014). Earthquakes are classified by magnitude; magnitudes up to 5.9 may be felt but cause only minor damage (USGS 2018b). No earthquakes in Monterey County between 2007 and 2014 had a magnitude of greater than 4.4 or caused any damages, fatalities, or injuries (Monterey County 2014). Research by the United States Geological Survey reported that the San Andreas Fault has a 21 percent probability of a magnitude 6.7 or greater earthquake by 2032, at which could cause structural damage.

The Plan Area could be subject to seismic ground shaking during an earthquake of this magnitude from the San Andreas Fault, or any other active fault in the region. However, individual projects in the GDP would be required to comply with applicable building codes, including Monterey County Code Chapter 16.08, Grading, which prohibits the issuance of grading permits for projects that



would be hazardous by reason of flood, geological hazard, seismic hazard, or unstable soil. The Monterey County Building Code, Chapter 18.02, adopts the California Building Code, which assigns Seismic Design Categories for new construction projects, with earthquake safety regulations commensurate to the earthquake risks associated with a project's use and location. Compliance with these existing regulations would minimize effects associated with strong seismic ground shaking in the Plan Area, and impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*a.3. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?*

*a.4. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?*

Seismic shaking can cause liquefaction and seismic settlement to occur during earthquake events. Liquefaction is the process by which unconsolidated, saturated soils change to a near-liquid state during groundshaking. Lateral spreading, the sliding movement of an intact block of land that may occur during an earthquake, may cause considerable property damage.

As noted above, earthquakes have the potential to occur in Monterey County. Earthquakes and seismic-related ground failure in the Plan Area could damage proposed structures and trails. Development facilitated by the GDP would include restrooms and minor, unenclosed structures in the Rancho Cañada Unit community gathering area, and new ranger residences, field office, and a restroom in the Back Country Unit. The addition of these structures would result in a greater amount of developed space in the Plan Area that could be damaged by seismic-related ground failure. Human exposure to seismic hazards could also increase as a result of the GDP, due to increased visitation to the Plan Area facilitated by the GDP. However, while exposure to seismic-related hazards is unavoidable in the region, the GDP would not exacerbate existing seismic hazard conditions. Further, adherence to Monterey County Code Chapters 16.08 and 18.02, described above, would minimize impacts.

Development proposed by the GDP would also involve renovation of the Front Ranch Barn. This building is in poor condition, and renovation would improve its structural integrity and earthquake resilience.

Improvements to the Park's trail network would involve trail maintenance and new trail segments on steep slopes that would be dangerous in the event of seismic-related ground failure. However, new trail construction would be minimal, as the project would focus on the existing trail network. Trail improvements would improve safety conditions, including decreasing the slope of some steep segments. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*b. Would the project result in substantial soil erosion or the loss of topsoil?*

Development proposed by the GDP would involve grading for the proposed helipad and construction of new structures, including ranger residences, a ranger field office, and restrooms in all three units. While the Back Country Unit is largely undeveloped, new development in this unit would target areas that are most suitable for minimal-impact development, such as homestead sites or flat, grassy areas. Construction in the Rancho Cañada Unit would include the helipad, one restroom near the Discovery Center trailhead, one restroom west of the proposed dog park, a

ranger office building and small, minor structures in the community gathering area, including pavilions and an amphitheater. While development in the Rancho Cañada Unit would be minor and would occur on or near flat, developed land, there would be potential risks of erosion or loss of topsoil. However, all land clearing, grading and construction activities would be required to comply with the Monterey County Ordinance Code, specifically Chapter 16.12, which requires an erosion control plan prior to permit issuance for building, grading, or land clearing. Erosion control plans must comply with Chapter 16.12.070, Runoff Control, and Chapter 16.12.090, which prohibits land clearing or grading between October 15<sup>th</sup> and April 15<sup>th</sup>. Chapter 16.12.070 requires the following:

- On highly permeable soils, excess runoff must be retained on site through the use of infiltration basins, percolation pits or trenches, or other suitable means.
- On projects where onsite percolation is not feasible, all runoff must be detained or dispersed over non-erodible vegetated surfaces.
- Concentrated runoff which cannot be effectively detained or dispersed without causing erosion shall be carried in non-erodible channels or conduits to the nearest drainage course designated for such purpose or to onsite percolation devices.
- Runoff from disturbed areas shall be detained or filtered by berms vegetated filter strips, catch basins, or other means as necessary to prevent the escape of sediment from the disturbed area.
- No earth or organic material shall be deposited or placed where it may be directly carried into a body of water.

Additionally, development facilitated by the GDP would involve improvements to the Plan Area's existing trail network. Improvements to existing trails and addition of new trail segments could result in erosion or loss of topsoil. To minimize these impacts, trail improvements would focus on existing trails, with new trail segments added only for connector purposes. New segments would follow existing topography to limit grading. In addition, the District follows the California State Park trails guidelines (2018), which include guidance regarding erosion on trails. The 2007 Grassland Management Plan and the 2008 Biological Report prepared for the Park provide also site-specific guidance on reducing erosion. Best practices for avoiding erosion and topsoil loss from the Park's trails include re-routing trails to avoid steep terrain, and selecting winter-wet soils with California oatgrass present.

Development facilitated by the GDP would comply with the Monterey County Code, and existing land management plans prepared for the Park, as well as the California State Park trails guidelines. Pursuant to guidance with these exiting regulations and guidance documents, impacts on erosion and loss of topsoil would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

- c. *Would the project be located on a geologic unit or soil that is made unstable as a result of the project, and potentially result in on or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?*

A landslide is a movement of surface material down a slope. Lateral spread and liquefaction are processes in which material flows in a fluid-like movement; lateral spread refers to this movement over a gentle slope during a landslide, and liquefaction refers to water-saturated sediment losing strength due to ground-shaking. Subsidence and collapse refer to the caving in or sinking of land (USGS 2018c). If one of these geologic events could occur as a result of soil destabilization caused by implementation of projects in the GDP, a significant impact would occur.

Development facilitated by the GDP includes new structures in the Rancho Cañada, Front Ranch, and Back Country Units, and improvements to the Park's existing trail network. Construction in the Rancho Cañada Unit would involve adding small structures to a relatively flat area. Development in the Back Country Unit would include the addition of primitive campsites, ranger residences, a ranger field office, and a restroom. Ranger residences would be small, simple units, and would be strategically placed to minimize land clearing, grading, and underlying instability risks. The GDP targets areas with slopes of 0-10 percent for new construction. Further, projects would utilize best construction practices and adhere to Monterey County Code Chapter 16.08, and 16.12, described above.

Development proposed by the GDP would also include improvements to the Park's trail network. Improvements would include resurfacing and realigning existing trails to improve access and safety, constructing new trail segments and parallel trails to improve connectivity and multi-use access, and phasing some trail segments to reduce redundancy. Some of the Park's existing trails traverse elevation changes, including steep and rugged areas in the Back Country Unit. Trail construction or modification on slopes could destabilize soil and increase the risk of landslide or collapse. To minimize risks associated with dangerous slopes, the GDP targets trail construction on slopes of 0-10 percent. Only limited development is recommended on slopes of 10-30 percent, and development is discouraged on slopes above 30 percent. Existing trails in the Back Country Unit with steep slopes would be realigned and graded to decrease slopes, which would reduce instability hazards. Because trail improvements would focus on safety and phasing out of unsafe trails, there would be no net increase in soil stability risks associated with trail improvements.

Because development facilitated by the GDP includes a limited amount of physical development, would focus on reducing safety hazards, and would comply with the Monterey County Ordinance Code, this impact would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

- d. Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Expansive soils are generally clays, which increase in volume when saturated and shrink when dried. The swelling that occurs in expansive soils exerts pressure that can damage the foundation of a building. When expansive soil is present, foundations must be designed to prevent uplift of the supported structure or to resist forces exerted on the foundation due to soil volume changes (International Conference of Building Officials 1994). Soil types existing in the Plan Area are shown in Figure 6 of the GDP. The majority of the Park's soil types are classified as loams, including silt loam, shay clay loam, sandy loam, and gravelly loam.

While clays are not prevalent in the Plan Area, it is possible that some expansive soil is present where new structures would be added. However, the new structures included in the project would be small and would not require deep foundations. Structures would be primarily built on land that is already developed or cleared, and strategically selected for safest geologic conditions. New construction would also be required to comply with California Building Code 1803.5.3, Expansive Soil, which requires soil testing in areas likely to have expansive soil. Chapter 18.02 of the Monterey County Ordinance Code adopts the California Building Code. The County would have authority to require soil testing, if deemed necessary, as a condition for issuance of grading and building permits.

Compliance with the Monterey County Code would reduce the risks associated with construction activities on expansive soils, and impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- 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?*

Development facilitated by the GDP would include up to six restroom facilities, two in each unit. The other two new restrooms in the Rancho Cañada Unit would connect to existing utilities for sewer access. The remaining restrooms would rely on septic systems as follows: one system for the Front Ranch Barn and Inspiration Point trailhead restrooms, and one system for the two Back County Unit restrooms (if not developed as compost/pit toilets). Considerations for determining the feasibility of adding a septic tank system include slope, small rocks and bedrock, soil type, and groundwater depth. Development under the GDP would be required to comply with Monterey County Code Chapter 15.20, Sewage Disposal, which requires a permit for installation of a septic tank. Septic tank permit applications include a thorough description of the proposed system and the site. Chapter 15.20.060 states that the County will not issue septic tank permits on sites where the soil contains continuous cracks channels, or fractures, or in areas subject to ten year floods. Compliance with Monterey County Code would ensure that the proposed septic systems are installed in soils capable of supporting them. Compliance with this existing requirement would ensure that impacts remain less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- f. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?*

The potential for impacts to significant paleontological resources is based on the potential for ground disturbance to directly impact paleontologically sensitive geologic units. Most of the projects in the GDP would not involve ground disturbance. Therefore, direct impacts to geologic units with high paleontological sensitivity would be negligible and the likelihood of impacting significant fossils in the Park would be low. However, any project requiring disturbance below ground surface in areas of high paleontological sensitivity may impact paleontological resources. Impacts would be significant if disturbance of paleontological resources results in the destruction, damage, or loss of scientifically important paleontological resources and associated stratigraphic and paleontological data.

The following mitigation measures are required to reduce potential impacts to paleontological resources to a less than significant level. The required mitigation will be different for each project depending on the amount of ground-disturbance proposed for each project.

*GEO-1 Paleontological Resources Survey and Inventory Report*

A qualified paleontologist shall be retained to conduct a field survey of the Park areas with high paleontological sensitivity prior to implementation of GDP projects in those areas that would require ground disturbance. The qualified paleontologist shall have at least a Master's Degree or equivalent work experience in paleontology, shall have knowledge of the local paleontology, and shall be familiar with paleontological procedures and techniques.

The purpose of the field survey will be to visually inspect the ground surface for exposed fossils or traces thereof and to evaluate geologic exposures for their potential to contain preserved fossil material at the subsurface. Park areas underlain by geologic units with high paleontological sensitivity (i.e., the undivided Miocene marine sandstone, Monterey Formation, Carmelo Formation, and Quaternary older alluvium) shall be subject to a pedestrian walkover, excluding those that have been visibly disturbed or are obscured by developments (e.g., existing structure, heavy vegetation, etc.). Particular attention shall be paid to rock outcrops, both within and in the vicinity of the project area, and any areas where geologic sediments are well exposed.

All fossil occurrences observed during the course of fieldwork, significant or not, shall be adequately documented and recorded at the time of discovery. The data collected for each fossil occurrence shall include, at minimum, the following information: Universal Transverse Mercator (UTM) coordinates, approximate elevation, description of taxa, lithologic description, and stratigraphic context (if known). In addition, each locality should be photographically documented with a digital camera. No fossil collection shall occur during the survey.

A final report shall be prepared describing the results of the paleontological resources survey and inventory. The report shall include a summary of the field methods, an overview of the project geology and paleontology, a list of taxa identified (if any), an analysis of fossils identified (if any) and their scientific significance, and project-specific recommendations. In addition, the report shall include the results of a museum records search of previously reported localities in the project area. The record search shall be conducted at the Natural History Museum of Los Angeles County (NHM). The final report shall be submitted to the Monterey Peninsula Regional Park District.

#### *GEO-2 Paleontological Construction Monitoring*

Prior to the start of construction, the qualified paleontologist or his or her designee, shall conduct training for construction personnel regarding the appearance of fossils and the procedures for notifying paleontological staff should fossils be discovered by construction staff. The training shall be fulfilled at the time of a preconstruction meeting.

During construction, ground disturbing activities (including mass grading, trenching, drilling with an auger greater than three feet in diameter, and other excavation) that impact previously undisturbed geologic units with a high paleontological sensitivity (i.e., the undivided Miocene marine sandstone, Monterey Formation, Carmelo Formation, and Quaternary older alluvium) shall be monitored on a full-time basis. Part-time monitoring shall be conducted during ground disturbance deeper than five feet below ground surface in project areas underlain by Quaternary alluvium to determine if the underlying geologic units with high paleontological sensitivity are being impacted by ground disturbance. If it is determined the sensitive units underlying the Quaternary alluvium are being impacted by project ground disturbance, then monitoring shall be conducted full-time.

Paleontological monitoring shall include inspection of exposed rock units and screening of bulk matrix to determine if fossils are present. Monitoring shall be supervised by the Qualified Paleontologist and shall be conducted by a qualified paleontological monitor, who is defined as an individual who meets the minimum qualifications per standards set forth by the SVP (2010), which includes a B.S. or B.A. degree in geology or paleontology with one year of monitoring experience and knowledge of collection and salvage of paleontological resources. The duration and timing of the monitoring shall be determined by the Qualified Paleontologist. If the Qualified Paleontologist determines that full-time monitoring is no longer warranted, they may recommend reducing monitoring or ceasing entirely. Monitoring shall be reinstated if any new ground disturbances are

required and reduction or suspension would need to be reconsidered by the Qualified Paleontologist.

In the event that that a paleontological resource is discovered, the monitor shall have the authority to temporarily divert the construction equipment around the find until it is assessed for scientific significance and collected. Typically, fossils can be safely salvaged quickly by a single paleontologist and not disrupt construction activity. In some cases, larger fossils (such as complete skeletons or large mammals) require more extensive excavation and longer salvage periods. In this case, the paleontologist shall have the authority to temporarily direct, divert or halt construction activity to ensure that the fossil(s) can be removed in a safe and timely manner.

Once salvaged, significant fossils shall be identified to the lowest possible taxonomic level, prepared to a curation-ready condition and curated in a scientific institution with a permanent paleontological collection (such as the LACM) along with all pertinent field notes, photos, data, and maps. The cost of curation is assessed by the repository and is the responsibility of the project owner.

At the conclusion of laboratory work and museum curation, a final report shall be prepared describing the results of the paleontological mitigation monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. The report shall be submitted to the Monterey Peninsula Regional Park District. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the designated museum repository.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

## 8. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Climate change is the observed increase in the average temperature of the Earth’s atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period of time. Climate change is the result of numerous, cumulative sources of greenhouse gases (GHGs), gases that trap heat in the atmosphere, analogous to the way in which a greenhouse retains heat. Common GHGs include water vapor, carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxides (N<sub>2</sub>O), fluorinated gases, and ozone. GHGs are emitted by both natural processes and human activities. Of these gases, CO<sub>2</sub> and CH<sub>4</sub> are emitted in the greatest quantities from human activities. Emissions of CO<sub>2</sub> are largely by-products of fossil fuel combustion, whereas CH<sub>4</sub> results from off-gassing associated with agricultural practices and landfills. Man-made GHGs, many of which have greater heat-absorption potential than CO<sub>2</sub>, include fluorinated gases, such as hydrofluorocarbons (HFCs), perfluorocarbons (PFC), and sulfur hexafluoride (SF<sub>6</sub>) (Cal EPA 2015).

The accumulation of GHGs in the atmosphere regulates the earth’s temperature. Without the natural heat trapping effect of GHGs, Earth’s surface would be about 34° C cooler (Cal EPA 2015). However, it is believed that emissions from human activities, particularly the consumption of fossil fuels for transportation and electricity production, have elevated the concentration of these gases in the atmosphere beyond the level of naturally occurring concentrations.

### Thresholds

Pursuant to the requirements of Senate Bill (SB) 97, the California Natural Resources Agency adopted amendments to the CEQA Guidelines for the feasible mitigation of GHG emissions and analysis of the effects of GHG emissions. The adopted Guidelines provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts.

The vast majority of individual projects do not generate sufficient GHG emissions to directly influence climate change. However, physical changes caused by a project can contribute incrementally to cumulative effects that are significant, even if individual changes resulting from a

project are limited. The issue of climate change typically involves an analysis of whether a project's contribution towards an impact would be cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15064[h][1]).

According to the CEQA Guidelines, projects can tier off of a qualified GHG reduction plan, which allows for project-level evaluation of GHG emissions through the comparison of the project's consistency with the GHG reduction policies included in a qualified GHG reduction plan.<sup>9</sup> This approach is considered by the Association of Environmental Professionals (AEP) in their white paper, *Beyond Newhall and 2020*, to be the most defensible approach presently available under CEQA to determine the significance of a project's GHG emissions (AEP 2016). Monterey County does not currently have a qualified GHG reduction plan. Therefore, this approach is not currently feasible.

To evaluate whether a project may generate a quantity of GHG emissions that may have a significant impact on the environment, a number of operational bright-line significance thresholds have been developed by state agencies. Significance thresholds are numeric mass emissions thresholds which identify the level at which additional analysis of project GHG emissions is necessary. Projects that attain the significance target, with or without mitigation, would result in less than significant GHG emissions. Many significance thresholds have been developed to reflect a 90 percent capture rate tied to the 2020 reduction target established in AB 32. These targets have been identified by numerous lead agencies as appropriate significance screening tools for residential, commercial, industrial, and public land uses and facilities projects with horizon years before 2020.

The State, MBARD, and Monterey County have not adopted GHG emissions thresholds for land use projects. MBARD is evaluating a percentage-based threshold option (MBARD 2013); however, MBARD does not have a formal policy recommending specific thresholds.

Since MBARD has not adopted thresholds, MBARD encourages lead agencies to consider a variety of metrics for evaluating GHG emissions and related mitigation measures as they best apply to the specific project (MBARD 2017). MBARD has recommended using the adopted San Luis Obispo Air Pollution Control District (SLOAPCD) quantitative threshold for land use projects. SLOAPCD is the air district immediately south and adjacent to the MBARD. The use of GHG thresholds developed by the adjoining SLOAPCD is considered appropriate by both MBARD and the District because of the broad similarities between the two air basins. The North Central Coast Air Basin comprises the counties of Santa Cruz, Monterey and San Benito, with a substantial portion of the air basin located within Santa Cruz and Monterey Counties. The portion of the South Central Coast Air Basin that is managed by the SLOAPCD consists of San Luis Obispo County, which is located immediately south of and adjacent to North Central Coast Air Basin. The areas managed by the two air districts, SLOAPCD and MARD, are located in the central coast region of California and have generally similar levels of urbanization and similar economies that include agriculture, forestry, fishing; utilities; recreation; educational services; and construction. Given the similarities between the two regions and direction from MBARD, the District has determined that the thresholds set forth by SLOAPCD are appropriate to use for the GDP.

---

<sup>9</sup> This approach is considered by the Association of Environmental Professionals (AEP) in their white paper, *Beyond Newhall and 2020*, to be the most defensible approach presently available under CEQA to determine the significance of a project's GHG emissions (2016).



SLOAPCD designed its thresholds to achieve consistency with the state-wide 2020 GHG reduction target set by AB 32 (SLOAPCD 2012), and has not yet updated the thresholds to achieve consistency with the state-wide 2030 GHG reduction target set by SB 32, which requires that the State's 2030 emissions be reduced to 40 percent below the State's 1990 emissions levels.

Long term projects included in the GDP would be operational by 2025. Because emissions associated with development facilitated by the GDP would occur primarily in the years after 2020, to evaluate the project's impact, the District developed a conservative bright-line threshold that is consistent with the direction provided by SB 350 and SB 32. Using the existing SLOAPCD bright-line threshold of 1,150 MTCO<sub>2</sub>e per year and the relationship between the targets set forth in AB 32 and SB 32/350, a bright-line threshold for year 2025 was calculated at 920 MTCO<sub>2</sub>e per year. According to SB 32, the State's GHG emissions in 2030 should be 40 percent below 1990 levels. Therefore, the 2025 emissions target would be 20 percent below the 1990 levels.

## **Methods**

As discussed in Section 3, *Air Quality*, emissions associated with the development proposed by the GDP were estimated using CalEEMod, specifically construction of the three ranger units and ranger field office.<sup>10</sup> The three ranger units were modeled as single family houses and the field office was modeled as general office building in CalEEMod. Other improvements included in the GDP, such as trail improvements, would not utilize heavy duty diesel equipment that would contribute to construction emissions and would not contribute to operational emissions. In addition, the ranger office at the Rañcho Canada Unit was not modeled because it will be either a remodeled structure or a small extension of an existing structure. Both remodeling and an extension of the existing maintenance building would not result in operational emissions or use of heavy duty diesel equipment that would contribute to construction emissions. Complete CalEEMod results and assumptions are included as Appendix A.

For mobile sources, CO<sub>2</sub> and CH<sub>4</sub> emissions were quantified in CalEEMod. Because CalEEMod does not calculate N<sub>2</sub>O emissions from mobile sources, N<sub>2</sub>O emissions were quantified using the California Climate Action Registry General Reporting Protocol (CCAR 2009) direct emissions factors for mobile combustion (see Appendix A). Estimates of vehicle trips associated with implementation of the GDP were calculated based on the assumption that there would be a total of 10 ranger trips per day and each trip would cover approximately 10 miles. Model assumptions were used for vehicle trip estimates from the field office. As discussed in Section 16, *Transportation and Traffic*, buildout of the GDP would result in fewer trips than the previous use of the Ranch Cañada Unit as a 36-hole golf course. Therefore, vehicle trips from park visitors were not included in CalEEMod.

- a. *Would the project generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment?*

Construction of the three proposed ranger units and field office would produce GHG emissions related to daily operational activities and mobile sources. CalEEMod was used to calculate emissions resulting from both construction and long-term operations of the three ranger units and field office. Construction emissions are confined to a relatively short period of time in relation to the overall life of the GDP. Neither MBARD nor any of the air districts in the state has established thresholds for

---

<sup>10</sup> Although restroom construction would result in criteria pollutant emissions CalEEMod does not have a land use to model restrooms. However, the ranger units were conservatively modeled as single-family units which include multiple restrooms. Therefore, the model overestimates emissions and accounts for emissions that would occur from the proposed restrooms.

evaluating the significance of a project’s GHG construction emissions (MBARD 2008). However, the South Coast Air Quality Management District (SCAQMD) has adopted an approach for assessing construction emissions that includes amortizing construction emissions over the project’s life span, defined as 30 years, then adding those emissions to the project’s operational emissions (SCAQMD 2008). This approach has been applied to the project and construction GHG emissions were amortized over a 30-year period to determine the annual construction related GHG emissions over the life of the project. As shown in Table 12 below, the combined annual GHG emissions associated with development of the three ranger units and field office would be approximately 26 metric tons CO<sub>2</sub>e. This is approximately 97 percent below the adjusted SLOACPD threshold of 920 MT CO<sub>2</sub>e per year. Other projects listed in the GDP, such as the dog park and camping sites, would not result in GHG emissions because they are active recreational uses. Additionally, as discussed in Section 4.15, *Transportation and Traffic*, development facilitated by the GDP would reduce vehicle trips to the Plan Area as compared to the sites former use as a golf course. Therefore, there would be no additional mobile emissions generated from park users. Because emissions shown in Table 12 are approximately 97 percent below the adjusted threshold, GHG impacts from development facilitated by the GDP would be less than significant.

**Table 12 Annual Greenhouse Gas Emissions**

<b>Emission Source</b>	<b>Annual Emissions (metric tons CO<sub>2</sub>e)</b>
<b>Construction</b>	28
Amortized over 30 years	1
<b>Operational</b>	
Area	0.1
Energy <sup>1</sup>	5.6
Waste	1.1
Water	0.5
<b>Mobile</b>	
CO <sub>2</sub> and CH <sub>4</sub>	17.2
N <sub>2</sub> O	0.8
<b>Total Emissions</b>	<b>26.3</b>
SLOAPCD Threshold - Adjusted	920
Exceed Threshold	No

<sup>1</sup> The three ranger units that were modeled would use solar with back-up generators. Therefore, there would be no electricity use for proposed buildings

See CalEEMod Results, Appendix A

**LESS THAN SIGNIFICANT IMPACT**

*b. Would the project conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Monterey County does not have a qualified GHG reduction plan, and therefore projects are measured to other metric standards as discussed in this analysis. GHG emissions associated with development facilitated by the GDP would fall below regional GHG thresholds adopted to ensure consistency with state emissions reduction regulations. GDP project features such as solar panels on the three proposed ranger units would further reduce emissions associated with development

facilitated by the GDP. In addition, implementation of projects in the GDO would not result in any new vehicle trips to the site as compared to previous sites use. Therefore, the GDP would not add substantial new transportation emissions. Additionally, under State law the project would be required to comply with all energy standards of Title 24. The 2016 Title 24 standards are approximately 28 percent more efficient than the 2013 standards.

Development facilitated by the GDP would not conflict with any applicable plan, policy, or regulation for the purpose of reducing the emissions of GHGs and would be consistent with the objectives of the RTP/SCS, AB 32, SB 32, SB 97 and SB 375. This impact would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*This page intentionally left blank.*

## 9. Hazards and Hazardous Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site that is included on a list of hazardous material 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located in an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This section addresses impacts of the GDP related to hazardous materials, emergency procedures, and wildland fire hazards.

- a. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Development facilitated by the GDP would not involve transport, use, or disposal of hazardous materials other than the routine use of maintenance and landscape equipment within the Rancho Cañada Unit. Therefore, implementation of projects in the GDP would not involve the release of hazardous materials. Park visitors would be subject to a small risk of exposure to upset and accident conditions from the release of hazardous materials being transported on adjacent roadways. However, this is not a reasonably foreseeable risk to Park visitors, given that most of the Plan Area far from major roadways and the low probability of such an accident occurring near the site. This impact would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

- b. *Would the project 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?*

Development proposed by the GDP would involve small-scale construction activities, including ranger residences and a ranger field office in the Back Country Unit, restrooms in all three units, and shade structures in the Rancho Cañada Unit community gathering area. Hazardous materials associated with construction, such as chemicals and oils, have the potential to leak or spill during construction with improper handling. Inadvertent release of hazardous materials could adversely impact soils, surface water, and groundwater quality. Construction included in the GDP is not expected to use or involve large quantities of hazardous materials. However, any transport, use, and storage of hazardous materials during construction activities would be conducted in accordance with applicable laws and regulations that limit the risks associated with hazardous materials, including Chapter 10.65, Hazardous Materials Registration, of the Monterey County Code. Operators of materials defined as hazardous<sup>11</sup> are required to file a hazardous material registration form with the Monterey County Department of Health. If any materials involved in implementation of projects in the GDP were determined by the Monterey County Health, the County Health Officer would be authorized to enforce the County's Hazardous Materials Registration provisions.

Because the use of large amounts of hazardous materials is not anticipated, and because future improvements within the Park would be required to comply with County and State regulations, this impact would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

- c. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school?*

The Park is within 0.25 mile of two adjacent schools, Carmel Middle School to the north and Carmel Adult School Co-op Preschool to the west. Construction activities and Park operations in the Rancho

---

<sup>11</sup> Under Chapter 10.65, "hazardous material" is defined as "any material or substance in 'The Directors List of Hazardous Substance' developed by the Director of the Department of Industrial Relations pursuant to the provisions of the Hazardous Substances Information and Training Act (SB 1874) or cited in Article 9, Division 4, Title 22 of the California Administrative Code or is classified by the National Fire Protection Association as either a flammable liquid, a Class II combustible liquid or a Class III-A combustible liquid."

Cañada Unit would occur in the vicinity of these schools. Construction activities would be minor and temporary, and would not result in significant hazardous emissions. Park activities during operation would involve Park management and land stewardship, and would not involve hazardous emissions or materials. This impact would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- d. *Would the project be located on a site included on a list of hazardous material 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?*

The following databases compiled pursuant to Government Code Section 65962.5 were checked for known hazardous materials contamination in the Plan Area:

- EnviroStor Database, California Department of Toxic Substances Control
- GeoTracker Database, California State Water Resources Control Board

According to the database search, there are no known hazardous material sites within the Park. The nearest cleanup sites are the Crossroads Shopping Center Safeway (case SLO605371998) and the Arco Service Station #2161 (case T0605300295), both on Rio Road within a mile from the Park. These two cases were completed and closed in 2005 and 1999, respectively (State Water Resources Control Board [SWRCB] 2018). No hazardous materials sites are known to exist in the Plan Area and the nearest hazardous materials cleanup cases have been resolved. This impact would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- e. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?*

The nearest airport to the Plan Area is the Monterey Regional Airport, located approximately 4.5 miles north of the Park's northern border. The Plan Area is not located within the Airport Land Use Plan (Monterey County Airport Land Use Commission 1987). There are no private airstrips in the area. The project would include the construction of a helipad in the staging area near the proposed dog park, or other suitable site, for use by emergency responders during an emergency. The helipad would only be operated during emergency situations and park users would not be allowed near the staging area during its use by emergency responders, including CAL FIRE. In addition, there are no residences in close proximity to the staging area. Therefore, the helipad would not result in a hazard to people living or working in the project area. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- f. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The GDP would add new structures to the Plan Area and make improvements to the Park's existing trail network. The GDP would also facilitate increased visitation to remote areas of the Back Country Unit, potentially increasing the risks associated with emergency evacuation.

Development facilitated by the GDP would not involve structures that could potentially impair implementation of or physically interfere with an adopted emergency response plan or emergency

evacuation plan. The design of any structures would be reviewed and approved by the County of Monterey to ensure that emergency access meets County standards. The project would also improve the Park's existing trails, allowing safer movement through the Park in case of an emergency. Further, development facilitated by the GDP would include co-use of the Rancho Cañada Unit dog park and the adjacent parking lot as a staging area for flood and fire response, improving emergency response access for the Plan Area and its surroundings. This would include operation of a helipad for emergency responders, including CAL FIRE, helicopters as well as hydrants to provide water for fire trucks and as syphon stations for helicopters. Therefore, the project would improve emergency response capabilities in the project vicinity. Impacts would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

*g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

Wildfire is an increasing regional threat in California's central coast forests and grasslands. Due to dry summers and an abundance of fuel, fire hazard conditions are severe. In 2016, the Soberanes Fire burned over 132,000 acres along the Big Sur coast (CAL FIRE 2016), including portions of the Plan Area. Therefore, the Plan Area is at risk from wildland fires.

Development facilitated by the GDP would involve new construction, including ranger residences, camp hosts sites, and a ranger field office in the Back Country Unit and structures in the Rancho Cañada Unit community gathering area, including pavilions, an amphitheater, and restrooms. Adding these structures would increase the amount of physical development that could be impacted by a wildland fire. Additionally, implementation of projects in the GDP would result in an increase in visitation to the remote areas of the Back Country Unit. Because the Back Country Unit is vulnerable to wildland fire and has areas that are not directly accessible for emergency personnel, increased visitation to this unit involves increased fire safety hazards.

In 2007, a Grassland Management Plan and a Fire Management Plan were prepared for the Park. The Fire Management Plan evaluated fire susceptibility and recommended mitigation strategies to reduce the risk from wildfires. The recommended fire suppression strategies and post-fire restoration activities include maintenance of roads and trails within the Park, coordination with local Fire Chiefs, and effective vegetation management, such as managed grazing. The Grassland Management Plan provides seasonal grazing strategies that manage the encroachment of invasive species, which are more susceptible to burning. Native coastal habitat communities found in the Park are adapted to fires, which contribute to the natural processes of nutrient cycling and vegetation clearing. Fire suppression can lead to an increase in accumulation of fuel and an invasion of shrubs and trees. Because fires occurring in such conditions are more severe, suppression can increase long-term fire risks. The Grassland Management Plan and Wildfire Management Plan, therefore, include prescribed burns as a strategy for ongoing fire hazard management.

Development facilitated by the GDP would provide visitation opportunities into the Back Country Unit, which is less developed and more susceptible to wildland fire. Thus, in the event of a wildfire, there would be an increased risk of exposure that could result in injury or death. However, the majority of the Park is within a half-mile of a drivable road, allowing for efficient evacuation and emergency response access. The Park's Fire Management Plan provides a detailed report on what roads to maintain for fire response access. The Plan notes that the Park has sufficient access for firefighting and evacuation. Visitation to the Back Country Unit would be limited by the Park's permit limits for camping, and the constant presence of park rangers and camp hosts would help to



prevent and respond to emergency situations related to wildland fire. Additionally, a strict no-fire policy and the requirement of a permit to camp – which would be monitored and enforced by the on-site rangers and camp hosts – would ensure compliance with these requirements and prevent human-caused wildfire. Finally, the GDP includes a staging area for use by CAL FIRE and the County during fire and flood emergencies. Buildings on the Rancho Cañada Unit may also be used by CAL FIRE staff during emergencies. This staging area would allow emergency personnel to mobilize quickly and efficiently, thereby improving response to fire emergencies in the Carmel Valley and Big Sur areas.

The GDP, along with the Park's Grassland Management Plan and Fire Management Plan, includes measures to manage fire risks, prevent human-caused fire, and facilitate effective fire response. Pursuant to compliance with these plans, impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*This page intentionally left blank.*

# 10. Hydrology and Water Quality

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The California Department of Water Resources (DWR) divides surface watersheds in California into ten Hydrologic Regions (HR). The Park is located in the Central Coast HR and subject to the authority of the Central Coast Regional Water Quality Control Board (CCRWQCB). The region depends heavily on groundwater, which makes up the vast majority of available water supply, but recycled water is becoming a more plentiful supplemental source for agricultural and other non-potable uses (DWR 2009). The DWR subdivides HRs into Hydrologic Units (HU) that are commonly known as watersheds. The majority of the park is in the Santa Lucia HU, a coastal watershed that begins just south of the Carmel River and continues south along the coast to a point just north of the Monterey-San Luis Obispo County line (CDF 2004). HUs contain subwatersheds of various sizes, which are named based on their size (i.e., Hydrologic Areas, Hydrologic Sub-Areas, Super Planning Watersheds [SPW], and Planning Watersheds[PW]). The watersheds and subwatersheds within the Park include the following:

- Santa Lucia HU
  - Carmel Highlands SPW
    - San Jose Creek PW
    - Malpaso Creek PW
    - Granite Canyon PW
- Carmel River HU
  - Carmel-by-the-Sea SPW
    - Carmel Bay PW

The Park contains numerous unnamed streams that flow through canyons and valleys before joining larger streams and eventually discharging to the Pacific Ocean. The Park also contains several named streams, including: the Carmel River, Malpaso Creek, North Fork San Jose Creek, San Jose Creek, Seneca Creek, and Soberanes Creek. The CCRWQCB regulates water quality in the Santa Lucia and Carmel River watersheds and establishes water quality objectives throughout the Basin Plan. The Basin Plan defines beneficial uses for the Carmel River and San Jose Creek (CCRWQCB 2017). No streams in the Park are listed as impaired by water quality pollutants on the 2014 and 2016 California Clean Water Act Section 303(d) List (SWRCB 2018).

Most of the Park is not underlain by a groundwater basin identified by DWR. The northernmost portion of the Park (including the Rancho Cañada Unit and the northern edge of the Front Ranch Unit) is underlain by the Carmel Valley Alluvial Aquifer (CVAA; also referred to as the Carmel Valley Groundwater Basin by DWR). The Carmel River is the primary source of recharge for the basin contributing approximately 85 percent of net recharge (DWR 2004). Groundwater levels typically fluctuate between 5 and 15 feet during normal years and can experience declines up to 50 feet during drought years (DWR 2004). Groundwater quality constituents of concern in the CVAA are nitrates from septic tanks, iron, and manganese (DWR 2014).

The Federal Emergency Management Agency (FEMA) establishes base flood heights for the 100-year flood zone and the 500-year flood zone. The 100-year flood zone is defined as the area that could be inundated by a flood which has a one percent probability of occurring in any given year, or once every 100 years. The 500-year flood zone is defined as the area that could be inundated by a flood which has a 0.2 percent probability of occurring in any given year, or once in 500 years. Almost the entire Park is classified by FEMA as Zone X, Area of Minimal Flood Hazard. A small area in northwest of the Park along San Jose Creek is classified as Zone A, which is the 100-year special flood hazard

area. The northernmost portion of the Park, including the entire Rancho Cañada Unit, is in Zone AE, which is a 100-year regulatory floodway (see Figure 10).

Historical water use in the Park was limited to potable water sourced from wells on private in-holdings. MPRPD recently acquired rights to 15 acre feet per year (AFY) for on-site use through their acquisition of property underlying the Rancho Cañada Unit from the Trust for Public Land (MPRPD 2018). The acquired water rights would be served through existing wells on the Rancho Cañada Unit.

*a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

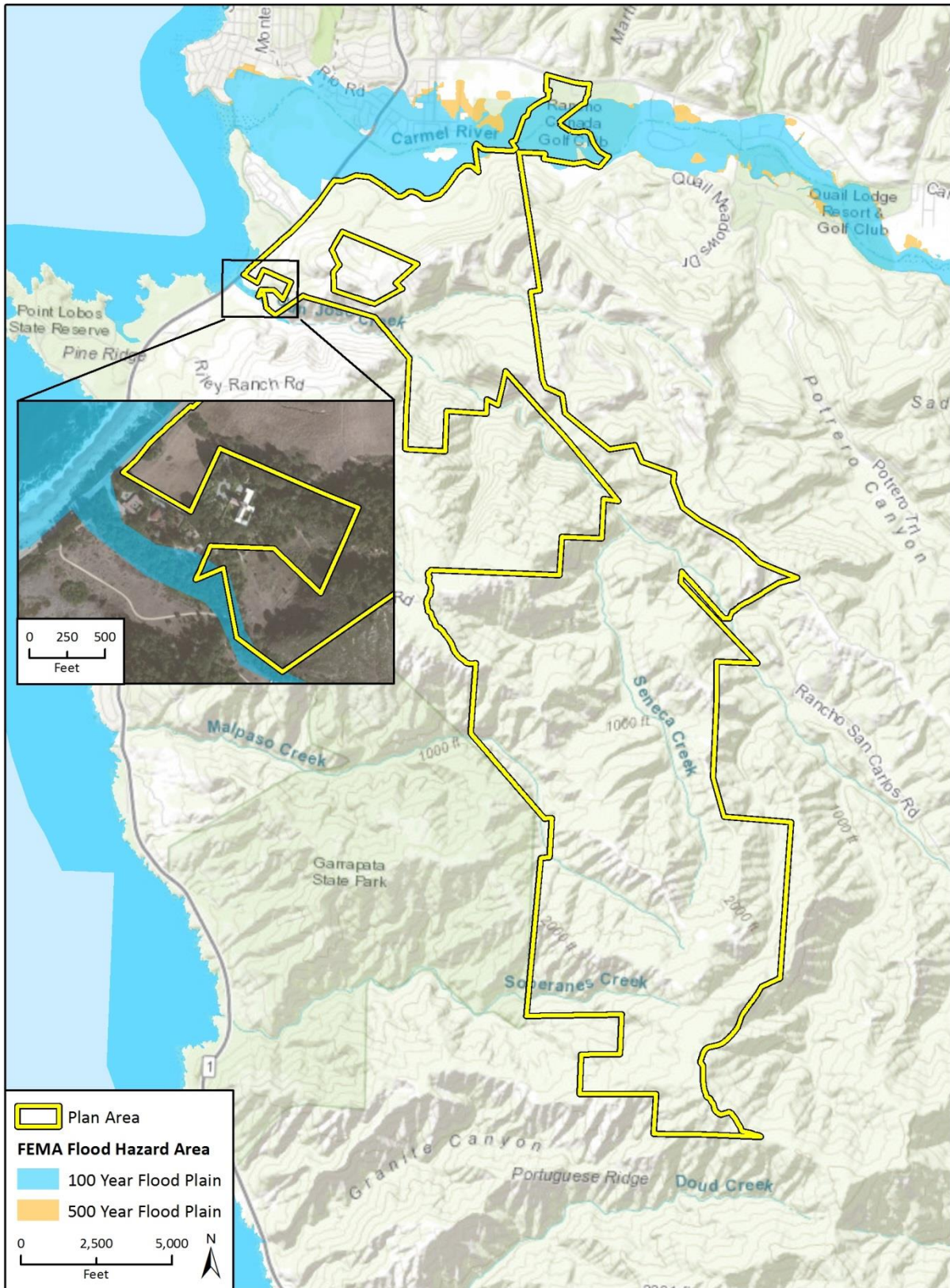
Development facilitated by the GDP would involve construction of new structures, including ranger residences, the field office and Rancho Canada office, restrooms, and campground host sites; construction of a paved helipad; and improvements to the Park's trail network, including new trail connector segments. These activities may result in accelerated erosion and subsequent sedimentation of nearby waterbodies. The topography of the site, the amount of soil disturbance, the duration that disturbed soil would be exposed, the amount of rainfall and wind that would occur during construction, and the proximity of the nearest waterbody all affect the potential for water quality degradation during construction. Accelerated sedimentation could adversely affect defined beneficial uses for the Carmel River and San Jose Creek.

Because construction of projects proposed in the GDP are part of a common plan of development that would disturb one or more acres of land surface, implementation of the GDP would be subject to the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Order No. 2012-0006-DWQ) adopted by the SWRCB. Compliance with the permit requires each qualifying development project to file a Notice of Intent with the SWRCB. Permit conditions require development of a SWPPP, which must describe the site, the facility, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of construction sediment and erosion control measures, maintenance responsibilities, non-stormwater management controls, and post-construction requirements to maintain pre-project hydrology through runoff reduction techniques analogous in principal to Low Impact Development (LID). Siltation, the process by which water becomes dirty as a result of water-borne silt deposition, would be prevented by the SWPPP's erosion and sediment control measures. Inspection of construction sites before and after storms is also required to identify stormwater discharge from the construction activity and to identify and implement erosion controls, where necessary.

Development facilitated by the GDP that would involve more than 100 cubic yards of grading would require a grading permit and an erosion control plan in accordance with Monterey County Code. The grading permit includes requirements to consistently maintain the construction site to control erosion. The erosion control plan requires control of runoff from a 10-year storm event, and all runoff must be detained or dispersed so that the runoff rate does not exceed the pre-development level. Runoff from disturbed areas must be detained or filtered to prevent the escape of sediment from the disturbed area.

Monterey County General Plan Safety Element Policy S-3.1 requires that post-development, off-site peak flow drainage from the project site would not be greater than pre-development peak flow drainage. General Plan Safety Element Policy S-3.2 requires implementation of BMPs to protect groundwater and surface water quality. Water quality BMPs would be implemented through development of the required SWPPP, which will specify a range of management practices and physical solutions to reduce or prevent polluted runoff from leaving the project site. General Plan

Figure 10 FEMA Flood Hazard Areas



Basemap provided by Esri and its licensors © 2018.  
Flood hazard data provided by NFHL/FEMA 2018.

Fig. 10 FEMA Flood Hazard Areas

Safety Element Policy S-3.3 requires installation of drainage facilities concurrent with new development to mitigate the post-development peak flow impact of new development. Compliance with the NPDES-required SWPPP would reduce the risk of water quality degradation on- and off-site from soil erosion and other pollutants related to Park operation because a SWPPP requires the design, installation, and maintenance of post-construction stormwater controls.

The construction and operational impacts on water quality from projects facilitated by the GDP would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin?*

Water use in the Park would be supplied from the CVAA. The 15 AFY now controlled by the District is sufficient to supply the projected water needs for the Park. Use of the 15 AFY allotment would not adversely affect the CVAA because this amount is substantially lower than past water use from the previous landowners and because the District would dedicate 267.63 AFY of their acquired water rights to instream flow in the Carmel River. Extraction of up to 15 AFY would not result in a net deficit in aquifer volume or a lowering of the local groundwater table level because compared to past use of groundwater in the area the amount of groundwater proposed for extraction to supply existing and proposed uses in the Park is substantially lower. In fact, the most likely result of the District's acquisition and operation of the Rancho Cañada Unit is that the local groundwater table level would rise compared to historical levels due to the substantially reduced extraction of groundwater.

Construction of projects facilitated by the GDP would incrementally increase the amount of impervious surface in the Park. New impervious surfaces would include ranger residences and a field office, restrooms, the paved helipad, and picnic pavilions. New impervious surfaces associated with development facilitated by the GDP would cover fewer than five acres of the 4,585-acre Park and would occupy negligible area compared to the approximately 250-square mile groundwater recharge area for the CVAA. The amount of new impervious surface would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume. Impacts related to interference with groundwater recharge would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- c.(i) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site?*
- c.(ii) Would the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?*
- c.(iii) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

*c.(iv) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner that would impede or redirect flood flows?*

Development facilitated by the GDP would alter existing drainage patterns in the Park through the introduction of new impervious surfaces and infrastructure, as described under threshold *b*. The introduction of new impervious surfaces including the ranger residences, restrooms, and picnic pavilions and the development of other GDP project features, such as new or realigned trails, could increase the rate and/or amount of surface runoff, redirect runoff to different discharge locations, or concentrate runoff from sheet flow to channelized flow. The rate and amount of surface runoff is determined by multiple factors, including the amount and intensity of precipitation, amount of other imported water that enters a watershed, and amount of precipitation and imported water that infiltrates to the groundwater. Infiltration is also determined by several factors, including soil type, antecedent soil moisture, rainfall intensity, the amount of impervious surfaces in a watershed, and topography. The rate of surface runoff is largely determined by topography and the intensity of rainfall over a given period of time.

Development facilitated by the GDP would not alter precipitation amounts or intensities. Additionally, the amount of irrigation in the Park (mainly for landscaping surrounding the former clubhouse) would be substantially lower than what was used for irrigation of the former golf course. Development facilitated by the GDP would include earth-disturbing activities that may affect site-specific infiltration and permeability during construction (temporary) and during operation (permanent). Temporary changes to on-site permeability would be minimal and limited to covered stockpiles and temporarily compacted soils. Permanent impervious areas that would be introduced by the GDP projects would be minimal, as described under threshold *b*.

In addition to increasing the amount of total annual runoff, the introduction of impervious surfaces would increase the rate of peak runoff leaving each of the areas proposed to be developed in the GDP. Increases in the amount and rate of runoff could result in increased erosion and sediment transport off-site. The potential erosion and sedimentation impacts of increased runoff are discussed above under threshold *a*. The magnitude of change in peak runoff that would result from implementation of each GDP project is reasonably assumed to be controllable through implementation of appropriate stormwater control measures, given the small footprint of projects that would include impervious surfaces. In addition to changing the amount and rate of on- and off-site runoff, construction and operation of development facilitated by the GDP would result in changes to drainage patterns at each of the areas proposed to be developed in the GDP. Compliance with the NPDES-required SWPPP would ensure that the pre-project hydrology is maintained through the implementation of stormwater control measures (e.g., LID techniques) where necessary. Therefore, implementation of the GDP would not result in flooding on- or off-site or exceed stormwater drainage capacity.

Impacts related to drainage pattern alteration and creation of additional runoff associated with implementation of projects in the GDP would be less than significant. Compliance with the NPDES-required SWPPP would ensure that construction and operation of GDP projects would not result in the discharge of stormwater that would result in off-site erosion or flooding or exceed the stormwater conveyance capacity of existing or planned stormwater drainage systems. The stormwater control measures would be maintained throughout the operational life of the GDP, so no expansion of the regional stormwater drainage system would be required. SWPPP erosion and sediment control measures, as described above under threshold *a*, would reduce impacts from erosion and siltation to a less than significant level. Because the stormwater control measures



would not result in exceedance of drainage capacity, and would protect water quality, no substantial addition of polluted water runoff would occur. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*d. Would the project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

Seiches are oscillations of the surface of inland bodies of water that vary in period from a few minutes to several hours. These oscillations typically are the result of seismic activity. The Plan Area is not at risk of inundation by seiche because there are no large inland water bodies in the vicinity of the Plan Area. Tsunamis are large sea waves produced by submarine earthquakes or volcanic eruptions. The western edge of the Front Ranch Unit is near a Tsunami Inundation Area, as mapped by the California Department of Conservation (California Department of Conservation 2018). However, no developed or redeveloped structures that would be facilitated by the GDP would be within the Tsunami Inundation Area.

Portions of the Plan Area are located in or near a 100-year flood zone, as delineated by FEMA's Flood Map Service Center (FEMA 2018). These areas include most of the Rancho Cañada Unit and a western portion of the Front Ranch Unit. While public access to these areas currently exists, development facilitated by the GDP would add some small structures to the Plan Area and facilitate increased visitation.

Development of the GDP would occur on only a very small portion of the Park's 4,585 acres. As discussed above under threshold *c*, development would not significantly increase flooding or impede/redirect flood flows. As discussed in Section 9, *Hazards and Hazardous Materials*, implementation of the GDP would not require use or storage of hazardous materials that could be released in the event of inundation due to flood. Therefore, implementation of the GDP would not add a source of pollutants, nor would existing flood risks be significantly exacerbated. Impacts related to pollution due to flooding would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Monterey County Water Resources Agency (MCWRA) is responsible for the management of the water resources for all of Monterey County. MCWRA prepared a groundwater management plan (GWMP) in 2006 to provide a framework for groundwater management. The plan focuses on the Salinas Valley, northeast of the Plan Area, but is the only GWMP prepared to date by MCWRA. The basin management objectives listed in the GWMP are listed below.

- Development of integrated water supplies to meet existing and projected water requirements
- Determination of sustainable yield and avoidance of overdraft
- Preservation of groundwater quality for beneficial use

As described above under threshold *b*, the District controls the rights to a sufficient water supply to meet its needs for the Park. Implementation of the GDP would involve a decrease in water use in the Plan Area compared to the previous golf course use that occurred on the Rancho Cañada Unit.

Therefore, the GDP is likely to be beneficial to groundwater levels in the Plan Area. The GDP would not conflict with or obstruct the GWMP. This impact would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

# 11. Land Use and Planning

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*a. Would the project physically divide an established community?*

The GDP provides a planning blueprint for conservation, stewardship, and public access to manage the 4,585-acre Park. Development proposed by the GDP would occur within an established park. Implementation of facilitated by the GDP projects would not physically divide an established community, but would rather improve connectivity to existing parks and open space areas including Point Lobos State Natural Reserve and Ranch, Garrapata State Park, Santa Lucia Preserve, Mitterdorf Preserve, and Joshua Creek Ecological Reserve. Thus no impact would occur.

**NO IMPACT**

*b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

The GDP has been developed in coordination with applicable land use plans and all projects listed in the GDP would be consistent with and comply with applicable ordinances in place in order to mitigate an environmental affect. The Plan Area would retain the existing land use and zoning designations upon individual project implementation. In addition, development facilitated by the GDP would be consistent with the Monterey County General Plan and associated master plans. The GDP is consistent with General Plan Policy of the Carmel Valley Master Plan Policy CV-3.3 to provide and improve public vistas and Policy CV-3.7 to identify and protect areas of biological significance, including riparian habitat. Therefore, the GDP would not cause a significant environmental impact due to a conflict with applicable plans and policies. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*This page intentionally left blank.*

# 12. Mineral Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Would the project 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?*
- b. *Would the project 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?*

There are three mineral resources identified in the Front Ranch Unit (USGS 2018d). However, the Plan Area is currently a park and not being used for mineral extraction and the Monterey County General Plan does not permit mineral extraction in the Plan Area. The Plan Area is used for public recreation and open space preservation and development facilitated by the GDP would not result in the loss of existing mineral resources. In accordance with the District’s mission, the GDP states that the Plan Area’s natural resources are to be protected in perpetuity. There would be no impact on mineral resources.

**NO IMPACT**

*This page intentionally left blank.*

# 13. Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Noise

Noise is unwanted sound that disturbs human activity. Environmental noise levels typically fluctuate over time, and different types of noise descriptors are used to account for this variability. Noise level measurements include intensity, frequency, and duration, as well as time of occurrence. Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). Because of the way the human ear works, a sound must be about 10 dBA greater than the reference sound to be judged as twice as loud. In general, a 3 dBA change in community noise levels is noticeable, while 1-2 dBA changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than 65 dBA can interrupt conversations.

Noise levels typically attenuate (or drop off) at a rate of 6 dBA per doubling of distance from point sources such as construction equipment. Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dBA per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dBA per doubling of distance, while noise from a point source typically attenuates at about 6 dBA per doubling of distance. Noise levels may also be reduced by the introduction of intervening structures. For example, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm that breaks the line-of-sight reduces noise levels by 5 to 10 dBA. The construction style for dwelling units in

California generally provides a reduction of exterior-to-interior noise levels of about 25 dBA with closed windows (Federal Transit Administration [FTA] 2018).

Some land uses are more sensitive to ambient noise levels than other uses due to the amount of noise exposure and the types of activities involved. For example, residences, motels, hotels, schools, libraries, churches, nursing homes, auditoriums, museums, cultural facilities, parks, and outdoor recreation areas are more sensitive to noise than commercial and industrial land uses.

The Monterey County Health and Safety Noise Control Ordinance, Section 10.60.030 of the Monterey County, regulates noise within the County. The Control Ordinance prohibits the generation of mechanical noise in excess of 85 dBA, measured at 50 feet from the noise source. This ordinance is only applicable to noise generated within 2,500 feet of any occupied dwelling unit and is used to regulate construction-related noise.

The 2010 Monterey County General Plan Safety Element contains guidelines relating to noise. Policy S-7.10 provides standard noise protection measures for construction and Policy S-7.8 requires projects that propose use of heavy construction equipment that has the potential to create vibrations that could cause structural damage to adjacent structures within 100 feet to be required to submit a pre-construction vibration study.

## **Vibration**

Vibration is a unique form of noise because its energy is carried through buildings, structures, and the ground, whereas sound is simply carried through the air. Thus, vibration is generally felt rather than heard. Typically, ground-borne vibration generated by manmade activities attenuates rapidly as distance from the source of the vibration increases. The ground motion caused by vibration is measured as particle velocity in inches per second and is measured in vibration decibels (VdB).

The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels for many people. Typical outdoor sources of perceptible ground-borne vibration are construction equipment, steel-wheeled trains, and traffic on rough roads. Vibration impacts would be significant if they exceed the following FTA thresholds:

- 65 VdB where low ambient vibration is essential for interior operations, such as hospitals and recording studios
- 72 VdB for residences and buildings where people normally sleep, including hotels
- 75 VdB for institutional land uses with primary daytime use, such as churches and schools

In addition to the groundborne vibration thresholds outlined above, the FTA outlined human response to different levels of groundborne vibration, and determined that vibration that is 85 VdB is acceptable only if there are an infrequent number of events per day.

## **Sensitive Receptors**

Noise exposure standards for various types of land uses reflect the varying noise sensitivities associated with each of these uses. Noise sensitive receptors are generally include schools, parks, residential areas, hospitals, churches, courts, libraries, and care facilities. Noise-sensitive receptors nearest to the Plan Area include the Community Church of the Monterey Peninsula and Carmel Middle School westerly adjacent to the Ranch Cañada Unit, residences easterly adjacent to the Ranch Cañada Unit, and residences in the Fish Ranch, near the center of the Front Ranch Unit. Noise



sensitive receptors in the Back Country Unit include homes on the Santa Lucia Preserve. However, these residences would not be impacted by the project because the proposed camp sites, ranger units, camp host sites, and restroom would not be in close proximity to the residences. Existing on-site receptors in the Plan Area include District offices in the Ranch Cañada Unit.

- a. *Would the project result generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies??*

**Short-term Noise**

Development facilitated by the GDP has the potential to create excessive noise levels above ambient noise conditions and Monterey County standards on a temporary basis. Specifics of each project included in the GDP are not known at this time. Heavy machinery may be used for construction of the three ranger units. However, it is unlikely that construction activity would include the use of heavy machinery for the majority GDP projects including projects such as installation of shade structures, construction of the dog park, and trail maintenance. Table 13 illustrates typical noise levels associated with construction equipment. At a distance of 50 feet from the construction site, noise levels similar to those shown in Table 13 would be expected to occur during construction of individual GDP projects, depending on the types of constructing equipment used.

**Table 13 Typical Noise Levels from Equipment at Construction Sites**

Equipment	Typical Noise Level (dBA)		
	50 feet from Source	100 feet from Source	200 feet from Source
Air Compressor	80	74	68
Backhoe	80	74	68
Concrete Mixer	85	79	73
Dozer	85	79	73
Generator	82	76	70
Grader	85	79	73
Paver	85	79	73
Saw	76	70	64
Scraper	85	79	73
Truck	84	78	72

Source: FTA, September 2018

As shown in Table 13, noise levels from construction activity could be as loud as 85 dBA Leq 50 feet from the source. There are no sensitive land uses within 50 feet of projects proposed in the GDP because projects would occur on the interior of the Ranch Cañada Unit or in the Front Ranch and Back Country Units that are not within 50 feet of noise sensitive receptors. As shown in Figure 4, improvements to the Rancho Cañada Unit, including walking trails, would not be within 50 feet of adjacent receptors. The 85 dBA Leq threshold applies to noise within 2,500 feet of any occupied dwelling unit. There are no occupied dwelling units within 2,500 feet of projects proposed in the GDP. Impacts would be less than significant.

## **Long-term Noise**

Development facilitated by the GDP would generate temporary, intermittent noise from hikers, children using play facilities in the Rancho Cañada Unit, dog park activities, and campers. Hikers and campers would use the Front Ranch and Back Country Units where there are no nearby sensitive receptors that would be impacted by noise from trail and camp site use. The 93-acre Fish Ranch that sits in the middle of the Front Ranch Unit would not be impacted by operational use of the Front Ranch Unit because no GDP improvements are planned near the Fish Ranch. The nearest trails to the Fish Ranch are at a distance where voices from hikers would not be perceptible at the ranch. There are no sensitive noise receptors in or around the Back Country Unit that would be affected by operational noise from trail use, primitive camping, or ranger patrols. Operational noise impacts in the Front Ranch and Back Country Units would be less than significant.

Operation of the proposed dog park would potentially result in an increase in noise at the Rancho Cañada Unit. Rincon Consultants, Inc. performed noise measurements at the boundary of an off-leash dog park in Santa Barbara, California in 2015. The recorded noise level was 51.8 dBA Leq at a distance of approximately 50 feet (see noise data in Appendix D). The primary noise sources during the noise measurement were intermittent barking from eight dogs and frequent conversations between the six dog owners. Based on these measured levels, pet park-related noise would be approximately 46 dBA Leq at 100 feet at the nearest sensitive receptors, existing District staff offices south of the proposed dog park. Such noise would be imperceptible at the existing offices.

Noise generated by other projects proposed in the Ranch Cañada Unit would consist of noise from the amphitheater, picnic area, nature play area, new trailheads, and helicopters and fire trucks utilizing the staging area during emergencies. Section 10.60.040(C)(3) of the Monterey County Municipal Code exempts noise from emergency vehicles being operated by authorized personnel. Use of the helicopter and fire trucks at the staging area meet the County's definition of emergency, which includes a situation arising from fire that would potentially result in the loss of life, property, or substantial environmental issues.

It is assumed that the amphitheater would host infrequent, organized events at the Park. The nearest noise sensitive receptor to the amphitheater is the Community Church of the Monterey Peninsula approximately 800 feet west. Because events would be infrequent and would not represent daily use of the stage, the amphitheater would not result in a permanent increase in noise of at least 3 dBA on the average day, which is the level of human perception for noise. Operational noise from the picnic area, natural play area, and new trailheads would consist of people conversing. Normal conversational levels are in the 60-65 dBA range (FTA 2018). Therefore, conversational noise in the Rancho Cañada Unit from implementation of projects facilitated by the GDP would not be perceptible at the church approximately 800 feet to the west. Operational noise impacts would be less than significant.

### **LESS THAN SIGNIFICANT IMPACT**

- b. Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?*

The FTA states that ground-borne vibration levels in excess of 100 VdB would damage fragile buildings and levels in excess of 95 VdB would damage extremely fragile historic buildings. Construction-related vibration has the potential to damage structures, cause cosmetic damage (e.g., crack plaster), or disrupt the operation of vibration-sensitive equipment. Vibration can also be a source of annoyance to individuals who live or work close to vibration-generating activities. Heavy

construction operations can cause substantial vibration near the source. Similar to construction noise, vibration levels would be variable depending on the type of construction project and related equipment use.

Typical project construction activities, such as the use of jackhammers, other high-power or vibratory tools, and tracked equipment, may also generate substantial vibration in the immediate vicinity, typically within 15 feet of the equipment. Specific details of each improvement proposed in the GDP are not known at this time. However, the majority of improvements are anticipated to involve minor construction and would not require the use of vibratory equipment. Table 14 shows typical vibration levels for construction equipment that may be used for individual improvements within GDP with a reference distance of 25 feet. As shown therein, vibration would range from approximately 70 to 85 VdB at 25 feet. Therefore, vibration would not exceed thresholds for impacts to fragile and extremely fragile buildings. The nearest residences and institutional use, Carmel Middle School and Church of the Monterey Peninsula, are over 500 feet of projects proposed within the GDP. Equipment used for implementation of projects in the GDP with the highest vibrations, pneumatic tools and concrete mixers, would produce vibration levels of approximately 60 VdB at 500 feet. Therefore, impacts would be less than significant.

**Table 14 Vibration Source Levels for Construction Equipment**

Equipment	Approximate VdB
	25 feet
Air Compressor	81
Backhoe	80
Concrete Mixer	85
Dump Truck	76
Excavator	81
Flat Bed Truck	74
Front End Loader	79
Generator	81
Pickup Truck	75
Pneumatic Tools	85
Saw	70

Source: USDOT 1998

**LESS THAN SIGNIFICANT IMPACT**

- c. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two 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?*

The closest public airport to the Plan Area is the Monterey Regional Airport located approximately 4.5 miles northeast. Therefore, the Plan Area is not located in the airport's land use plan. There are no private airstrips in the vicinity of the Plan Area. A helipad would be added to the Rancho Cañada Unit to provide a landing space for helicopters during emergencies. During emergencies park users would not be allowed near the staging area and there are no residences in close proximity to the staging area. In addition, Section 10.60.040(C)(3) of the Monterey County Municipal Code exempts noise from emergency vehicles being operated by authorized personnel. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

# 14. Population and Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This section addresses the potential of the GDP to impact regional issues related to housing and population growth.

- a. *Would the project induce substantial unplanned 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)?*
- b. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

Development facilitated by the GDP would result in construction of three ranger residences and three camp host sites that would serve a total of six staff members. Therefore, development facilitated by the GDP would not involve the construction of infrastructure that would induce substantial population growth. Infrastructure improvements or additions, such as connector trails, would serve the existing public use of the Park. Development facilitated by the GDP would not displace any housing or people requiring the construction of replacement housing elsewhere because there are no existing occupied residences in the Plan Area. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*This page intentionally left blank.*

# 15. Public Services

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically 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:				
1 Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2 Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3 Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4 Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5 Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This section addresses the potential of the GDP to impact the availability, service ratios, or facilities of public services.

*a.1. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered fire protection facilities, or the need for new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

As discussed in Section 8, *Hazards and Hazardous Materials*, wildland fires are a significant hazard in the Plan Area. The GDP calls for the construction of three ranger residences and three campground host sites, which would generate a population increase of six people. This small increase would not affect service ratios for fire protection. However, the GDP would lead to increased visitation to the Park. An increase in visitors would potentially result in an increase in the risk of a human-caused wildfire, or a greater number of people in need of emergency support during a fire.

To prevent wildfires, camping in the Back Country Unit would require a permit, and a strict no-fire policy would be in effect for campers. Monitoring and enforcement of these requirements by on-site rangers and camp hosts would prevent human-caused wildfire.

Fire services are currently available to the Park, and would continue to be available after buildout of the GDP. The nearest fire station to the Park is the Cypress Fire Protection District's Rio Road Fire

Station, approximately one mile north of the Park's SR 1 access point (Cypress Fire Protection District 2018). Because the GDP would not change service ratios, the project would not require fire services in addition to those that presently exist. To assist fire crews fighting fires within Carmel Valley and the surrounding region, the dog park and the adjacent parking lot would double as a staging area for emergency response. This component of the GDP would improve fire protection services during wildland fires.

Because the GDP would not change service ratios for fire protection, would implement fire-prevention policies, and would develop a fire-response staging area, impacts would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

*a.2. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, or the need for new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

The Plan Area is currently served by the Monterey County Sheriff's Office. The nearest Sheriff substation is approximately 3.5 miles north of the Park, in the City of Monterey. The Sheriff's Office Patrol Division provides law enforcement and related emergency response services to a resident population of approximately 110,000 citizens in unincorporated Monterey County over an area of 3,325 square miles (Monterey County Sheriff's Office 2016).

The Plan Area spans over 4,500 acres, including 4,000 acres of undeveloped back country. The project would not cause a substantial increase in population, but would provide new hiking and camping opportunities that would increase the amount of visitors and the range of activities in the Park. Visitors to the Back County Unit would be located in areas that would be difficult for emergency personnel to access quickly. However, the three rangers and camp hosts residing within the Park would be available to provide emergency response and would continuously patrol the Plan Area. In addition, the GDP would limit the number of permits to 25 in the Back County Unit to ensure that there is enough staff support for Back County Unit visitors. Rangers would help to prevent emergencies in the Park, and would provide rapid response and emergency personnel coordination in the event of emergencies. Therefore, impacts would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

*a.3. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered schools, or the need for new or physically altered schools, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

The GDP would facilitate the addition of six new staff positions at the Park. The on-site residences and campground host sites would not be designed explicitly to house families with children and it would not be expected that children would reside on-site. Thus, it is unlikely that the GDP would result in an addition of any school-age children to the area, and new or physically altered schools would not be required. However, implementation of projects proposed in the GDP would facilitate learning opportunities for students of nearby schools. The Park's Discovery Center, community gathering area, and interpretive sites would be utilized for structured learning activities.



Because the GDP would not require new or physically altered schools, and would provide educational opportunities to local students, there would be no impact.

**NO IMPACT**

*a.4. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered parks, or the need for new or physically altered parks, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios or other performance objectives?*

Development facilitated by the GDP would result in improvements to an existing park, including expanded opportunities for public use and development of the recently acquired Rancho Cañada Unit. Improvements to the Park and expansions of public access would include trail improvements and new trail connections, ADA-accessibility improvements, picnic areas, a dog park, and a community gathering area. Development facilitated by the GDP would improve connectivity with other parks and protected areas, and would allow public use in the Back Country Unit, which is currently closed. Because implementation of the GDP would protect and improve an existing park as well as expand public access to parks, it would not result in the need for new or physically altered parks in order to maintain acceptable service ratios. There would be no impact.

**NO IMPACT**

*a.5. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered public facilities, or the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives?*

Development facilitated by the GDP would not facilitate a significant increase in population. The GDP would add up to six new employees, including rangers that would occupy the new ranger residences. This marginal increase would not constitute a change in demand for public facilities such as libraries. Impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*This page intentionally left blank.*

# 16. Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Would the project 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a. *Would the project 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?*

Development facilitated by the GDP would increase the use of Palo Corona Regional Park through improvement projects including expansions of public access would include trail improvements and new trail connections, ADA-accessibility improvements, picnic areas, a dog park, and a community gathering area. The increase in park usage is not anticipated to significantly accelerate or cause the physical deterioration of the Park and its facilities. Instead, development facilitated by the GDP may reduce the strain on existing nearby parks with high demand, such as Point Lobos Natural Reserve, because the GDP would provide additional park acreage near an existing population and tourist center in Monterey County. Proposed improvements would accommodate for the increase Park usage. There would be no impact.

**NO IMPACT**

- b. *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

The construction of recreational facilities included in the GDP could have potential environmental impacts and are the basis for this Initial Study. As discussed in Section 1, *Aesthetics*, impacts from proposed lighting in the Back County Unit would be potentially significant. As discussed in Section 4, *Biological Resources*, impacts to special status species, nesting birds, protected trees, wetlands, and wildlife movement would be potentially significant. Section 5, *Cultural Resources*, notes that impacts to historical resources, archaeological resources, and paleontological resources would be potentially significant. Lastly, Section 17, *Tribal Cultural Resources*, finds the project could result in potentially significant impacts to tribal cultural resources. Mitigation measures in these respective sections would reduce potential environmental impacts to a less-than-significant level.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

*This page intentionally left blank.*

# 17. Transportation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This section provides an analysis of potential impacts of the GDP on traffic and transportation. Current traffic conditions are compared to estimated conditions after GDP implementation.

a. *Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Development facilitated by the GDP would be limited to site-specific improvements and would not diminish or damage the performance or safety of any public transit, bikeway, or pedestrian facility. The GDP would expand public use of an existing Park through improved pedestrian, multi-use, and ADA-accessible routes. Development facilitated by the GDP would improve the existing trail network through routine maintenance and construction of new connector trails. Connectivity with neighboring properties would also improve, and the GDP would contribute to regional connectivity of protected lands. In addition, the GDP would designate specific road bike, mountain bike, and equestrian routes to allow other recreational users to experience the Park. As such, the GDP would not conflict with a program plan, ordinance, or policy addressing the circulation system. There would be no impact.

b. *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

## Traffic Baseline

Development facilitated by the GDP would facilitate public use of the Park, resulting in visitor traffic to and from the Plan Area. As described in Section 6, *Setting*, the baseline for this traffic analysis is the prior use of the Rancho Cañada Unit as a 36-hole golf course. This historic use best reflects the trip generation associated with the site, which was used for 46 years as a golf course, clubhouse,

and event facility. The property was specifically acquired by the District for conversion from golf to park use. The property acquired by the District includes all but nine holes of the 36-hole golf course, as well as the clubhouse and related facilities. However, the remaining nine holes are not maintained for golf and there is no golf operation planned in that area. Therefore, it is reasonable for the park use of the Rancho Cañada Unit to be considered as a full replacement for the former 36-holes.

Traffic counts of the former Rancho Cañada Golf Course were conducted in January 2007 as part of the Rancho Cañada Villages Specific Plan EIR (Hexagon Transportation Consultants 2007). These counts determined that the golf course generated 828 trips per day, including 40 AM and 66 PM peak-hour trips for all 36 holes.

### **Trip Generation**

Use of the Rancho Cañada Unit as a park would generate similar traffic to the site's prior golf use because both recreational uses generate traffic dispersed throughout the day (rather than during the peak hour) and generate more traffic on weekends than weekdays. The former golf club included secondary uses such as banquet hall use for private events. Similar secondary uses continue to occur at the former golf clubhouse, and would continue to occur under buildout of the GDP. This includes banquet hall use (weddings and other events), administrative office use (District and tenant offices), and concessionaire use. Therefore, traffic analysis for the GDP involves accounting for trips added by Park use, while accounting for trips eliminated by the closure of the golf course.

A conservative estimate of average daily trips (ADT) generated by GDP buildout are based on the Institute of Transportation Engineers (ITE) *Trip Generation, 9th Edition*. Trip generation rates for the State Park (land use code 417) land use category was applied to the GDP. While the Park is a Regional Park, not a State Park, ITE notes that the regional park trip rate estimates are unreliable due to a small sample size. There are only seven regional park districts in California, each with its own characteristics that are not necessarily applicable to other regional park districts. Therefore, the State Park category is used for this analysis. Due to the Park's large size and proximity to similar parks that are State Parks, this classification provides the best indicator for traffic rate estimates.

Table 15 provides ITE land use quantities, units, and trip generation rates used to determine a conservative estimation for project trip generation. Trip generation estimates from the Rancho Cañada Unit and Front Ranch Unit are based on the acreage of each unit. The Back Country Unit is accessible for public use by foot through the Park's trails and a permit is required to enter. Therefore, trips generated by the Back Country Unit were based on the total number of permits allowed each day. A total of 25 permits would be allowed in the Back Country Unit at one time. Conservatively assuming one trip in and one trip out for a permit each day; the Back Country Unit would add 50 trips to area roadways. The ITE rate for office space is used to account for trips associated with the District administrative offices. The trip generation rate for the concessionaire space was based on the number of concessionaire trips to the site's prior use as a golf course. This number was applied to the Park because the number of concessionaire trips for the Park is anticipated to be similar to trips generated during the site's use as a golf course.

**Table 15 Trip Generation for GDP Buildout**

Land Use	ITE Land Use Code	Project Size (units)	Daily Trip Rate	Daily Trips <sup>1</sup>	Daily Trips with 80% Reduction
<b>Baseline</b>					
36-Hole Golf Course	n/a <sup>2</sup>	36 (holes)	23.0	828	–
<b>GDP Buildout</b>					
Rancho Cañada Unit (Park)	413 (State Park)	140 (acres)	0.65	91	18
Office Space	710 (General Office)	16.2 (1,000 sf)	11.03	179	36
Concessionaire Space	n/a	9.6 (1,000 sf)	n/a	100 <sup>3</sup>	20
Front Ranch Unit	413 (State Park)	600	0.65	390	78
Back Country Unit	N/A	25 (permits) <sup>4</sup>	2.0	50	10
<b>GDP Buildout Total</b>				<b>810</b>	<b>162</b>

<sup>1</sup> Neither the former golf course use nor the proposed Park use would generate traffic that would be concentrated in peak traffic hours. ITE does not provide peak hour estimates for State Park use. Therefore, traffic analysis for the GDP includes only daily trip totals.

<sup>2</sup> Former golf course trip generation based on traffic counts conducted in January 2007 for the Rancho Cañada Villages Specific Plan EIR (Hexagon Transportation Consultants 2007).

<sup>3</sup> The Rancho Canada Golf Course had a monthly average of 2,000 to 3,000 trips for use of the banquet room, weddings, and event facility users when it was in operation. The GDP anticipates similar usage rates for concessionaire space and there would be up to 100 daily trips from concessionaire services. Source: Zaruka 2019.

<sup>4</sup> Only 25 permits would be allowed in the Back Country at one time and would limit trips generated by the Back Country Unit to 25 trips.

Source: ITE Trip Generation Manual, 9<sup>th</sup> Edition

As shown in Table 15, full buildout of the GDP would result in a maximum of approximately 810 daily trips on area roadways. As described above, this estimate is based on the most relevant ITE rates, which in some cases are exceedingly conservative. As such, 810 trips is a high estimation. In addition, this estimate does not account for the likely redistribution of existing trips from other recreational opportunities in the region. As such, an estimated 80 percent of the trips accounted for in Table 15 would be existing trips redistributed from other recreational opportunities, thus reducing the “new” trips generated by GDP buildout to 162. This assessment is based on an analysis performed by the District, as detailed in Appendix EF.

Based on park usage data and information provided by the District, it is anticipated that only 20 percent of visitors would be new visitors coming to the Park (Appendix EF). Future park usage and related trips were estimated based on current park usage data and information provided by the District regarding anticipated future Park use. The District’s projections are based on its 43-year history of managing parks and open space in the area and knowledge of its park visitors. The District’s projections are summarized below.

- **Backpackers and campers.** Access to the Back Country Unit would be limited to a maximum of 25 people with a maximum three night stay. The Park’s overnight visitors that would otherwise have camped at the region’s other venues are estimated at 5 percent of Park visitation.
- **Bicyclists.** Mountain bike access would likely be limited with a permit system allowing 50 mountain bikes inside the Back Country Unit per day. Mountain bikers would access the Park using several staging areas within the Rancho Cañada Unit. Mountain bikes that would otherwise have ridden at other venues are estimated at 5 percent of the Park’s visitation.
- **Day-use hikers.** Current day-use hikers at the Park are predominantly comprised of local visitors that have historically hiked in District properties, or have recreated in other jurisdictions trails

and open space in the surrounding area. Therefore, future Park visitors would be predominantly existing recreators that would utilize the Park as an additional recreation opportunity that is closer to the region's residential communities. Hikers at previously frequented regional and state parks would drive a shorter distance to visit the Park, thus reducing traffic on area roadways. It is estimated that hikers that would have otherwise hiked areas such as Point Lobos, Garrapata, and Big Sur would comprise 85 percent of the Park's total visitation.

- **Dog park users.** The majority of dog park users would be residents living in adjacent neighborhoods that are seeking an alternative dog park to walk their dogs. Local residents that would otherwise use other dog parks in the area are estimated at 2 percent of the Parks visitation.
- **Environmental education.** Some new visitors may come to the Park to use the educational programs and participate in organized events. It is anticipated that the majority of users would be those who already take advantage of existing programs. In addition, the majority of Park programs require reservations and are limited to a specific number of users. The number of visitors attending environmental educational programs is estimated at 2 percent of Park visitation.
- **Equestrian.** Equestrian access will likely be limited with a permit system allowing 50 trail-riders inside the Back Country Unit per day. Trail-riders would access the Park using several staging areas, potentially including the Rancho Cañada Unit. Trail-riders that would otherwise have ridden at other venues are estimated at less than 1 percent of Park visitation.

## **Traffic Impact**

Because an estimated 20 percent of visitors would be new visitors coming to the Park, trip generation estimates shown in Table 15 must be reduced by 80 percent to account for existing trips on area roadways. Therefore, the GDP would generate 162 trips on area roadways. Trips generated by the GDP would not exceed the total number of trips generated by the site's former use as a golf course. Therefore, development facilitated by the GDP would decrease traffic on area roadways in the project vicinity as compared to baseline conditions. As such, the GDP would not conflict with an applicable congestion management plan or any other measure regulating effectiveness of the County's circulation system, and impacts would be less than significant.

### **LESS THAN SIGNIFICANT IMPACT**

- c. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?*

Development facilitated by the GDP would not include any design features or incompatible uses that would increase transportation hazards. As part of the GDP, the Park's three existing entry points would not be changed, including the Rancho Cañada Unit entrance from Carmel Valley Road, which formerly served as the entrance to the Rancho Cañada Golf Club. Former golf course parking spaces would serve as Park staging from the Rancho Cañada Unit. Improvements to trails and bridges within the Park would increase the safety conditions for all modes of movement, and no incompatible uses would be introduced to roadways. Multi-use of trails, such as bicycle use, would be introduced in areas deemed safe and appropriate within the Rancho Cañada and Front Ranch Units. Measures such as signage and potential parallel trails to separate uses would prevent multi-use conflicts. The proposed helipad would be used only during emergency situations by emergency operators. The helipad would not increase traffic hazards. Impacts would be less than significant.



**LESS THAN SIGNIFICANT IMPACT**

*d. Would the project result in inadequate emergency access?*

Development facilitated by the GDP would expand public use access to the Park, including to remote areas in the Back Country Unit. Increased access could correspond to an increased need for emergency response. However, implementation of project facilitated by the GDP would improve emergency access throughout the Park. Improvements to trails and bridges would decrease safety hazards and improve the safety of routes traveled by pedestrian, vehicle, and multi-use modes such as bicycle. To improve prevention and response outcomes of emergency situations in the Back Country Unit, ranger and campground host staff would reside in the Back County Unit. To improve on-site and regional emergency response access for floods and wildfires, the GDP includes use of the dog park and its adjacent parking lot as a staging area for emergency response crews. As the GDP would facilitate safety improvements through the Park and impacts on emergency access would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

*This page intentionally left blank.*

# 18. Tribal Cultural Resources

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in a Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

PRC Section 21074 (a)(1)(A) and (B) define tribal cultural resources as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and is:

1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying these criteria, the lead agency shall consider the significance of the resource to a California Native American tribe.

Assembly Bill (AB) 52 also establishes a formal consultation process for California tribes regarding those resources. The consultation process must be completed before a CEQA document can be certified. Under AB 52, lead agencies are required to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” Native American tribes to be included in the process are those that have requested notice of projects proposed within the jurisdiction of the lead agency.

No tribes have requested to be notified of projects proposed by the District, thus a contact list was requested from the Native American Heritage Commission (NAHC) for the purposes of initiating AB

52 consultation. The District initiated AB 52 consultation with six tribes listed by the NAHC on September 21, 2018 (Appendix F). Under AB 52, tribes have 30 days to respond and request consultation. No tribes responded during the 30 day window to request consultation, thus it is assumed that no known tribal cultural resources are present within the Park.

- a. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*
- b. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074 that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 2024.1?*

The District initiated AB 52 consultation on Friday, September 21, 2018. No tribes responded to request consultation during the 30 day window. Thus, the District assumes that no known tribal cultural resources are present within or near the Plan Area.

Although no known tribal cultural resources are present on the Park, there is the possibility of encountering unknown tribal cultural resources or known cultural resources that may be identified as tribal cultural resources. Implementation of projects proposed in the GDP has the potential to significantly impact tribal cultural resources through ground disturbance or looting and vandalism that may result from increased use. Mitigation is required to ensure that any unanticipated discoveries of tribal cultural resources are avoided or, where avoidance is infeasible, mitigated to a less than significant level.

#### *TCR-1 Tribal Cultural Resource Plan*

During construction of projects facilitated by the GDP if a potential tribal cultural resource not previously known to the District is uncovered that is identified by a local tribe as a tribal cultural resource, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s). The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, and protecting the confidentiality of the resource, or heritage recovery.

#### *TCR-2 Suspension of Work Around Tribal Cultural Resources*

In the event that cultural resources of Native American origin are identified during construction, all earth-disturbing work in the vicinity of the find must be temporarily suspended or redirected until an archaeologist has evaluated the nature and significance of the find as a cultural resource in accordance with Mitigation Measure CR-6 and an appropriate local Native American representative is consulted. If the District, in consultation with local Native Americans, determines that the resource is a tribal cultural resource and thus significant under CEQA, a mitigation plan shall be prepared and implemented in accordance with state guidelines and in consultation with local Native American group(s). The plan would include avoidance of the resource or, if avoidance of the resource is infeasible, the plan would outline the appropriate treatment of the resource in

coordination with the appropriate local Native American tribal representative and, if applicable, a qualified archaeologist. Examples of appropriate mitigation for tribal cultural resources include, but are not limited to, protecting the cultural character and integrity of the resource, protecting traditional use of the resource, protecting the confidentiality of the resource, or heritage recovery.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

*This page intentionally left blank.*

# 19. Utilities and Service Systems

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. 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's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This section provides analysis of the GDP's potential impacts on public utilities and service systems, including the capacity of service providers to meet potential demand increases.

- a. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- c. *Would the project 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's projected demand in addition to the provider's existing commitments?*

Development facilitated by the GDP would add two restrooms in the Rancho Cañada Unit, which is served by the Carmel Area Wastewater District (CAWD). Two new restrooms in the Front Ranch Unit would use septic systems, and two restrooms in the Back Country Unit would use septic systems or compost/pit toilets. The CAWD treatment plant has a permitted capacity of 3.0 million gallons per day (MGD), with a current average dry weather flow of 1.8 MGD, or 60 percent of its permitted capacity (CAWD 2017). Wastewater generation from the Rancho Cañada Unit after implementation of the GDP would be similar to the site's historic use as a golf course. The addition of two restrooms within this unit would not constitute more than an incremental increase in wastewater treatment demand to the CAWD, which operates within its permitted capacity, as compared to the sites previous use as a golf course. The project would not require or result in the construction of new water or wastewater facilities or the expansion of existing facilities. The CAWD would have adequate capacity to serve the project's demand in addition to existing commitments.

In the Rancho Cañada Unit, new structures would be added to already-developed areas that have existing utility connections. The Back Country Unit would not require utility connections, as the ranger residences and field office would utilize solar panels and generators. Therefore, environmental impacts of energy use in the Back Country Unit would be limited to the new building footprints, which would cover only a very small portion of the Unit. In the Front Ranch Unit, a fiber optic connection would potentially be added to the Front Ranch Barn. Monterey County Code Chapter 19.10.095 requires that all communication cables be installed underground. Therefore, addition of a fiber optic connection would require installing a cable underground. Because the Front Ranch Barn is road-accessible, cable connections would utilize existing access routes to the nearest connection point. Environmental impacts associated with underground tunneling to install cable would be temporary and limited to an existing developed right-of-way. Because implementation of the GDP would not require new or expanded utility access that would result in substantial environmental effects, impacts would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

- b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

As described above in Section 9, *Hydrology and Water Quality*, the District controls a 15 AFY allotment of water from the CVAA. This demand is substantially lower than past use of the Plan Area that included golf course use. Because the current water allotment is sufficient to meet MPRPD's needs under GDP buildout, no new or expanded entitlements would be needed and this impact would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

- d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The District is required to comply with Assembly Bill (AB) 939, the California Integrated Waste Management Act of 1989, which requires 50 percent diversion of solid waste from landfill disposal. In addition, MRWMD has made facilities improvements to ensure that its member agencies achieve the state's 75 percent diversion goal by 2020 (MRWMD 2016).



Development facilitated by the GDP would be served by the Monterey Regional Waste Management District (MRWMD), which operates the Monterey Peninsula Landfill in Marina, approximately 20 miles north of the Plan Area. The facility is permitted to receive a maximum of 3,500 tons of waste per day. The current daily intake is approximately 1,300 tons per day, with a per person rate of six pounds daily (MRWMD 2016). The remaining daily intake capacity at the facility is 2,200 tons. Visitation to the Rancho Cañada Unit would be similar to the site's historic use as a golf course and would thus not result in additional waste as compared to the site's previous use. Visitors in the Park's remote areas would be instructed by signage to follow Leave No Trace principles, which encourage visitors to minimize any physical impacts from their visit, including packing out all trash, leftover food, and litter (Leave No Trace 2012). Development facilitated by the GDP, including ranger residences and increased visitation, would result in an incremental increase in solid waste generation. However, the remaining capacity of the Monterey Peninsula Landfill is sufficient to handle solid waste generated by GDP buildout, including ranger residences, hikers in the Front Ranch Unit, visitors to the Rancho Cañada Unit, and dog park visitors. Because implementation of proposed projects in the GDP would divert waste, be served by MRWMD, and would not violate District guidelines, there would be no impact.

**LESS THAN SIGNIFICANT IMPACT**

*This page intentionally left blank.*

## 20. Wildfire

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

This section addresses potential impacts of GDP implementation related to wildfire hazards. Analysis in this section discusses the Plan Area's existing wildfire vulnerability, and the potential for the GDP to increase vulnerability or imperil property or human life.

- a. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

The Plan Area is located in a fire hazard State Responsibility Area, classified as Very High Fire Hazard Severity Zone (VHFHSZ) (CAL FIRE 2007). Implementation of the GDP would increase the human presence in the VHFHSZ. Approximately six staff members would reside in the Plan Area, to staff the ranger residences and host campsites, and visitation in the Front Ranch Unit and the Back Country Unit would increase. However, as discussed in Section 17, *Transportation*, total visitation to the Plan Area is not expected to exceed visitation that occurred during the site's former use as a golf course.

As discussed in Section 9, *Hazards and Hazardous Materials*, implementation of the GDP would not involve the addition of structures that would impair emergency response or evacuation. Although

visitation to the Front Ranch and Back Country Units would increase, the GDP includes improvements to the Park's trail system, allowing for safer movement through the Park in the event of an emergency. There would not be an increase in traffic that could result in delays for emergency response or evacuation. Furthermore, the Rancho Cañada Unit dog park and the adjacent parking lot would be utilized as a staging area for fire response, including construction of fire hydrants and a helipad for CAL FIRE helicopters. Therefore, the GDP would not impair an adopted emergency response plan or emergency evacuation plan and impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- b. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

The Plan Area is in a VHFHSZ, in a region with a high degree of existing wildfire risks. Fire hazards within the Park are highest in the Back Country Unit, which is largely undeveloped and forested.

Implementation of the GDP would involve development of only a small portion of the Back Country Unit, in order to add ranger residences, campground host sites, a ranger field office, and campsites. The majority of the Back Country Unit would continue to be maintained as open space. The GDP would not result in changes related to slope, winds, or other factors that would exacerbate wildfire risk.

The GDP would add up to six staff members residing in the Back Country Unit, and would increase visitation in the Back Country Unit. However, a strict no-fire policy would be enforced, and, as described above, the GDP includes measures to improve emergency access and evacuation. In addition, the Back Country Unit would include a ranger field office to support rangers on duty in the Back Country Unit. Field rangers stationed at the office or patrolling the Back Country Unit would be available to respond if a fire would occur and help campers evacuate. Finally, the GDP would limit the number of campers in the Back Country Unit to 25, which would control the number of visitors and reduce the exacerbation of wildfire.

Because implementation of the GDP would not exacerbate the Plan Area's existing wildfire risks, and includes measures to prevent and respond to wildfires, impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- c. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

As discussed in Section 19, *Utilities and Service Systems*, implementation of the GDP would result in addition of the following infrastructure: two restrooms in the Rancho Cañada Unit, septic tank restrooms at the Front Ranch Barn and Inspiration Point trailhead, restrooms in the Back Country Unit using septic systems or pit toilets, solar panels and generators to power Back Country Unit ranger residences, and a fiber optic connection to the Front Ranch Barn. New and expanded trails and infrastructure related utilities, such as those listed above, would not exacerbate fire risk. New and expanded trails would provide for additional evacuation routes from the Park. The GDP includes improved evacuation routes and a strict no fire policy and trail improvement would not exacerbate fire risk. Additional utilities required for individual GDP projects would be constructed in accordance

with the Monterey County Code. All new structures and exterior premises must include fire safety requirements, such as fire-residence ratings and fire protection systems in accordance with Section 18.14.080 of the Monterey County Municipal Code. Therefore, utilities related to proposed infrastructure would not exacerbate fire risk.

The only infrastructure added specifically for fire prevention or fire-fighting purposes would be at the Rancho Cañada Unit dog park, which would be used as a staging area for CAL FIRE during emergencies. The staging area would include fire hydrants and a helipad. The staging area would reduce the Plan Area's fire hazards by allowing for improved emergency response in the event of a fire. The 30 foot by 30 foot helipad would be placed in proximity to the already-developed dog park area, or another suitable site, and would not cause substantial environmental impacts.

Therefore, the project would not require installation or maintenance of infrastructure and impacts related to infrastructure associated with fire hazards would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

- d. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslopes or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The Plan Area is in a VHFHSZ. As discussed in Section 10, the Plan Area is also subject to flooding hazards; a small area in the northwest portion of the Park along San Jose Creek is classified as Zone A, which is the 100-year special flood hazard area, and the northernmost portion of the Park, including the entire Rancho Cañada Unit, is in Zone AE, which is a 100-year regulatory floodway (see Figure 10). Therefore, there is an existing risk for flooding as a result of post-fire slope instability.

Physical development facilitated by the GDP would avoid construction on sloped areas. New structures in the Front Ranch and Back Country units would be placed in areas suitable for minimal-impact development, such as near the Front Ranch Barn, homestead sites or flat, grassy areas. Improvements to the Park's trail system would also focus on minimization of risks associated with dangerous slopes, by targeting trail construction on slopes of 0-10 percent, while phasing out unsafe trails. Furthermore, as discussed in Section 7, *Geology and Soils*, all land clearing, grading and construction activities would be required to comply with the Monterey County Ordinance Code, specifically Chapter 16.12, which requires an erosion control plan prior to permit issuance for building, grading, or land clearing. The erosion control plan would prohibit grading during the rainy season, and include measures to prevent exacerbation of slope instability.

Because implementation of the GDP would include only a small amount of physical development, and would avoid development on slopes or other activity that would exacerbate existing post-fire hazards, this impact would be less than significant.

#### **LESS THAN SIGNIFICANT IMPACT**

*This page intentionally left blank.*

# 21. Mandatory Findings of Significance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------	--	------------------------------	-----------

Does the project:

- |  |                          |                                     |                                     |                          |
|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <p>a. Have the potential to substantially 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, substantially 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?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| <p>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 past projects, the effects of other current projects, and the effects of probable future projects)?</p>   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a. *Does the project have the potential to substantially 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, substantially 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?*

As discussed in Section 4, *Biological Resources*, development facilitated by the GDP would have the potential to reduce the habitat of special status species, disrupt nesting birds, alter natural habitat, affect wetlands, and obstruct wildlife movement corridors. However, these impacts would be less than significant level pursuant to compliance with BMPs in the GDP to require surveys for special status species, species avoidances, and restoration and monitoring as appropriate. Additional BMPs would reduce impacts related so sensitive natural communities and wetlands by requiring jurisdictional delineations and avoidance when feasible. As discussed in Section 5, *Cultural*

*Resources*, implementation of projects in the GDP have the potential to damage historical resources, and archaeological resources. Impacts to historical resources would be reduced to a less than significant level with implementation of Mitigation Measures CUL-1 for architectural history consultation. Therefore, impacts to biological and cultural resources would be reduced to less than significant levels with implementation of identified mitigation measures.

**LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED**

- b. *Does the project 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 past projects, the effects of other current projects, and the effects of probable future projects)?*

As described in the discussion of environmental checklist Sections 1 through 18, the project would have no impact, a less than significant impact, or a less than significant impact with mitigation incorporated, with respect to all environmental issues. Cumulative impacts of several resource areas have been addressed in the individual resource sections above: Air Quality, Greenhouse Gases, Noise, and Transportation/Traffic (See CEQA Guidelines Section 15064(h)(3)). CalEEMod was utilized to assess the air quality and GHG impacts resulting from the project, concluding that the impacts associated with these two issues were less than significant. Noise analysis concluded that cumulative impacts to this issue area would be less than significant because development of the GDP would not increase traffic on area roadways. As discussed in Section 16, *Transportation/Traffic*, project-related traffic would not exceed baseline traffic conditions. Therefore, the project would not result in a cumulative traffic impact. Other resource areas (agricultural and mineral) were determined to have no impact. Therefore, the project would not contribute to cumulative impacts related to these issues. Several resource issues (e.g., geology, hazards and hazardous materials) are by their nature project-specific and impacts at one location do not add to impacts at other locations or create additive impacts. As such, cumulative impacts would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**

- c. *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. As detailed in Section 1, *Air Quality*, and Section 12, *Noise*, the development facilitated by the GDP would not result, either directly or indirectly, in significant air quality or noise impacts. Similarly, as discussed in Section 8, *Hazards and Hazardous Materials*, impacts from development of projects proposed in the GDP would not result in any adverse hazards related to hazardous materials. Compliance with applicable rules and regulations related to hazards and hazardous materials would reduce potential impacts on human beings to a less-than-significant level. Impacts to human beings would be less than significant.

**LESS THAN SIGNIFICANT IMPACT**



# References

---

## Bibliography

- Anderson, Rachel. 2017. Report for Amphibian Management and Monitoring at Palo Corona Regional Park, Garland Ranch Regional Park, and Frog Pond Wetland Preserve. Monterey California.
- Architectural Resources Group. *Fish Lower Barn: Historic Structures Report*. Prepared for the Monterey Peninsula Regional Park District. December 2007.
- Arnold, R.A. 1906. The Tertiary and Quaternary pectens of California. U.S. Geological Survey Professional Paper 47, 264 p.
- Association of Environmental Professionals (AEP). 2016. *Beyond 2020 and Newhall: A Field Guide to New CEQA Greenhouse Gas Thresholds and Climate Action Plan Targets for California*. October 18, 2016.
- Bartow, J.A., and Nilsen, T.H. 1990. Review of the Great Valley Sequence, Eastern Diablo Range and Northern San Joaquin Valley, Central California. U.S. Geological Survey Open-File Report 90 226. US Department of the Interior, Washington, DC.
- Behl, R.J. 1999. Since Bramlette (1946): The Miocene Monterey Formation of California Revisited. In E.M. Moores, D. Sloan, and D.L. Stout (eds.), *Classic Cordilleran Concepts – A View from California*. Geological Society of America Special Paper 338, pp. 301–313.
- Berndmeyer, C., Birgel, D., Brunner, B., Wehrmann, L.M., Jöns, N., Bach, W., Arning, E.T., Föllmi, K.B., and Peckmann, P. 2012. The Influence of Bacterial Activity on Phosphorite Formation in the Miocene Monterey Formation, California. *Palaeogeography, Palaeoclimatology, Palaeoecology* 317, pp. 171-181.
- Bowen, O.E. 1965. Stratigraphy, structure and oil possibilities in Monterey and Salinas quadrangles, California. In *Symposium of papers presented at the 40th Annual Pacific Section AAPG Convention, Bakersfield, CA*. American Association of Petroleum Geologists, Pacific Section, 40th annual meeting, Bakersfield, CA, pp. 48-67.
- Bramlette, M.N. 1946. The Monterey Formation of California and the Origin of its Siliceous Rocks. U.S. Geological Survey Professional Paper 212. US Department of the Interior, Washington, DC.
- Bridges, R.A., and Castle, J.W. 2003. Local and regional tectonic control on sedimentology and stratigraphy in a strike-slip basin – Miocene Temblor Formation of the Coalinga area, California. *Sedimentary Geology*, Volume 158, pp. 271-297.
- California Air Pollution Control Officers Association (CAPCOA). 2008. *CEQA and Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*. January 2008.
- California Climate Action Registry (CCAR). 2009. *General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 3.1*. January 2009.

- California Department of Conservation. 2016. *Monterey County Important Farmland*. Sacramento, CA. [ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/mnt16\\_no.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/mnt16_no.pdf) (accessed October 2018).
- \_\_\_\_\_. 2018. *Monterey County Tsunami Inundation Maps*.  
<http://www.conservation.ca.gov/cgs/Pages/Tsunami/Maps/Monterey.aspx> (accessed October 2018).
- California Department of Finance (DOF). 2018. *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2018 with 2010 Census Benchmark*. May 2018.  
<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/E-5/>
- California Department of Fish and Wildlife (CDFW). 2018a. "California Natural Diversity Database (CNDDDB) - Rarefind 5." <https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data> (accessed September 2018).
- \_\_\_\_\_. 2018b. "Biogeographic Information and Observation System." BIOS 5.  
<https://www.wildlife.ca.gov/data/BIOS> (accessed September 2018).
- \_\_\_\_\_. 2018c. California Sensitive Natural Communities List. October 15, 2018.
- California Department of Forestry and Fire Protection (CAL FIRE). 2004. Calwater 2.2.1 FGDC Metadata.  
[https://frap.fire.ca.gov/data/statewide/FGDC\\_metadata/calwater221\\_metadata.xml](https://frap.fire.ca.gov/data/statewide/FGDC_metadata/calwater221_metadata.xml) (accessed November 2018).
- \_\_\_\_\_. 2007. "Monterey County Fire Hazard Severity Zones in SRA." November 7, 2007.  
[http://frap.fire.ca.gov/webdata/maps/monterey/fhszs\\_map.27.pdf](http://frap.fire.ca.gov/webdata/maps/monterey/fhszs_map.27.pdf) (accessed February 2019).
- \_\_\_\_\_. 2018b. 2016. "Soberanes Fire."  
[http://cdfdata.fire.ca.gov/incidents/incidents\\_details\\_info?incident\\_id=1348](http://cdfdata.fire.ca.gov/incidents/incidents_details_info?incident_id=1348) (accessed November 2018).
- California Department of Toxic Substances Control. EnviroStor Database. [GIS dataset] State of California.  
<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=palo+corona+regional+park> (accessed October 2018).
- California Department of Transportation (Caltrans). 2011. California Scenic Highway Mapping System. Available: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/)
- California Department of Water Resources (DWR). 2004. *California's Groundwater Bulletin 118: Carmel Valley Groundwater Basin*. Sacramento, CA. February 27, 2004.  
<http://www.water.ca.gov/groundwater/bulletin118/basindescriptions/3-07.pdf>
- \_\_\_\_\_. 2008. *Managing an Uncertain Future: Climate change Adaptation Strategies for California's Water*. <http://www.water.ca.gov/climatechange/docs/ClimateChangeWhitePaper.pdf>. Accessed August 28, 2017.
- \_\_\_\_\_. 2009. *California Water Plan Update 2009 Volume 3 – Regional Reports, Central Coast Integrated Water Management*. Bulletin 160-09. Sacramento, CA.
- California Environmental Protection Agency (CalEPA). 2015. <http://www.calepa.ca.gov/> (accessed May 2018).

- California Native Plant Society. 2018. Rare Plant Program. 2018. Inventory of Rare and Endangered Plants (online edition, v8-03 0.39). California Native Plant Society, Sacramento, CA. <http://www.rareplants.cnps.org> (accessed September 2018).
- California State Parks. 2018. "Trail Managers Toolbox." [https://www.parks.ca.gov/?page\\_id=23419#trail\\_condition](https://www.parks.ca.gov/?page_id=23419#trail_condition) (accessed November 2018).
- Carmel Area Wastewater District. 2017. "Treatment and Disposal." <http://cawd.org/treatment-and-disposal/> (accessed October 2018).
- Central Coast Regional Water Quality Control Board (CCRWQCB). 2017. "Water Quality Control Plan for the Central Coast Basin (Basin Plan)." State of California. Last modified: 2017. [https://www.waterboards.ca.gov/centralcoast/publications\\_forms/publications/basin\\_plan/](https://www.waterboards.ca.gov/centralcoast/publications_forms/publications/basin_plan/). Accessed November 2018.
- Clark, J.C., Dupre, W.R., and Rosenberg, L.I. 1997. Geologic map of the Monterey and Seaside 7.5-minute quadrangles, Monterey County, California: a digital database. U.S. Geological Survey, Open-File Report OF-97-30, scale 1:24,000. US Department of the Interior, Washington, DC.
- Clifton, E. 2013. Trace Fossils in The Carmelo Formation. Point Lobos Foundation, <https://www.pointlobos.org/sites/default/files/inline-files/trace-fossils-carmelo-formation.pdf>.
- Cushman. 2009. Impact of Cattle Grazing on the Smith's Blue Butterfly, Its Host Plant and the Surrounding Plant Community. Final Report September 2009.
- Cypress Fire Protection District. 2018. "Fire Stations." <http://cypressfire.org/operations/fire-stations/> (accessed November 2018).
- Design Workshop. 2013. Whisler Wilson Ranch. Monterey, California. Camping Feasibility Report. November 2013.  
[https://mprpd.specialdistrict.org/files/efbd3d256/CampingFeasabilityStudy\\_2013.pdf](https://mprpd.specialdistrict.org/files/efbd3d256/CampingFeasabilityStudy_2013.pdf)
- Dickinson, W.R. 1966. Structural Relationships of San Andreas Fault System, Cholame Valley and Castle Mountain Range, California. Geological Society of America Bulletin, Volume 77, pp. 707-726.
- Dibblee, T.W., and Minch, J.A. 2007a. Geologic map of the Monterey and Seaside quadrangles, Monterey County, California. Dibblee Geological Foundation, Dibblee Foundation Map DF-346, scale 1:24,000. [https://ngmdb.usgs.gov/ngm-bin/pdp/zui\\_viewer.pl?id=34639](https://ngmdb.usgs.gov/ngm-bin/pdp/zui_viewer.pl?id=34639) (accessed September 2018).
- \_\_\_\_\_. 2007b. Geologic map of the Soberanes Point and Mount Carmel quadrangles, Monterey County, California: Dibblee Geological Foundation, Dibblee Foundation Map DF-347, scale 1:24,000. [https://ngmdb.usgs.gov/ngm-bin/pdp/zui\\_viewer.pl?id=34640](https://ngmdb.usgs.gov/ngm-bin/pdp/zui_viewer.pl?id=34640) (accessed September 2018).
- Dibblee, T.W., and Ehrenspeck, H.E. 1998. General Geology of Santa Rosa Island, California. In P.W. Weigand, ed., Contributions to the Geology of the Northern Channel Islands, Southern California, pp. 49–75. American Association of Petroleum Geologists, Pacific Section, MP-45, Bakersfield, California.
- Doane, Gary S. and Mary Doane. 2009. Preliminary Archaeological Reconnaissance for the Back Country Roads and Trails Project, Palo Corona Regional Park, Monterey County, California. On file with the Monterey Peninsula Regional Park District.

- Federal Emergency Management Agency. 2018. *National Flood Hazard Layer*.  
<https://www.fema.gov/national-flood-hazard-layer-nfhl> (last updated July 2018).
- Federal Transit Administration (FTA). 2018. *Transit Noise and Vibration Impact Assessment Manual*.  
FTA Report No. 0123. September 2018.  
[https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123\\_0.pdf](https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf)
- Fields, J. 2016. Grassland Monitoring Report Palo Corona Regional Park. Prepared for Monterey Peninsula Regional Park District.
- Graham, S.A., Stanley, R.G., Bent, J.V., and Carter, J.B. 1989. Oligocene and Miocene paleogeography of central California and displacement along the San Andreas fault. Geological Society of American Bulletin 1989, Volume 101, pp. 711-730.
- Harden, D. R. 1998. California Geology. Upper Saddle River, N.J., Prentice Hall.
- Holland, R. F. 1986. Preliminary Descriptions of the Terrestrial Natural Communities of California. California Department of Fish and Wildlife, Nongame Heritage Program. 156 pgs.
- International Conference of Building Officials. 1994. Uniform Building Code. Whittier, California. May 1, 1994.
- Jordan, M. 200. Ecological Impacts of Recreational Use of Trails: A Literature Review. The Nature Conservancy, 250 Lawrence Hill Road Cold Spring Harbor, New York.
- Jefferson, G. T., Fierstine, H. L., Wesling, J. R., and Ku, T. L. 1992. Pleistocene Terrestrial Vertebrates from near Point San Luis, and Other Localities in San Luis Obispo County, California. Bulletin of the Southern California Academy of Sciences, Volume 91, no. 1, pp. 26-38.  
<http://digitalcommons.calpoly.edu>. (accessed March 2018).
- Koch, A.L., Santucci, V.L., and Weasma, T.R. 2004. Santa Monica Mountains National Recreation Area Paleontological Survey. Technical Report NPS/NRGRD/GRDTR-04/01, U.S. Department of Interior, National Park Service, Geologic Resources Division.
- Lawson, A.C. 1893. The geology of Carmelo Bay, with chemical analyses and cooperation in the field work by Juan de la C. Posada. University of California, Bulletin of the Department of Geology, Volume 1, no. 1, pp. 1-59.
- Leave No Trace. 2012. "Seven Principles Overview." <https://lnt.org/learn/seven-principles-overview> (accessed November 2018).
- Los Angeles, City of. 2017. Palladium Residences Environmental Impact Report. SCH No. 2013081022. <https://planning.lacity.org/eir/PalladiumResidences/DEIR/DEIR/4.1.Noise.pdf>
- MacKinnon, T.C. 1989. Petroleum Geology of the Monterey Formation in the Santa Maria and Santa Barbara Coastal and Offshore Areas. In T. MacKinnon, J.W. Randall, and R.E. Garrison (eds.), Oil in the Monterey California Formation, Los Angeles to Santa Maria, California, July 20–24, 1989. American Geophysical Union, Washington, D.C., Field Trip Guidebook T311, pp.11-27.
- McGraw, J. M. 2007. Grassland Management Plan For Palo Corona Regional Park. Prepared for Monterey Peninsula Regional Park District.
- Monterey Bay Air Resources District. 2008. *CEQA Air Quality Guidelines*.  
[http://www.mbuapcd.org/mbuapcd/pdf/mbuapcd/pdf/CEQA\\_full.pdf](http://www.mbuapcd.org/mbuapcd/pdf/mbuapcd/pdf/CEQA_full.pdf)

- \_\_\_\_\_. 2013. *Triennial Plan Revision 2009-2011*. Monterey, CA. April 2013.
- \_\_\_\_\_. 2017. *Monterey Bay Air Resources District Air 2012-2015 Quality Management Plan*. Adopted March 15, 2017. <http://www.co.monterey.ca.us/home/showdocument?id=62318>
- Monterey County. 2010. *2010 Monterey County General Plan*. Salinas, CA. October 26, 2010.
- \_\_\_\_\_. 2013. *Monterey County Municipal Climate Action Plan*. Salinas, CA. April 2013.
- \_\_\_\_\_. 2014. *Monterey County Multi-Jurisdictional Hazard Mitigation Plan*. September 2014.
- Monterey County Office of Emergency Services. 2018. "Earthquake." <https://www.co.monterey.ca.us/government/departments-a-h/administrative-office/office-of-emergency-services/ready-monterey-county/hazard-ready/earthquakes> (accessed November 2018).
- Monterey County Airport Land Use Commission. 1987. *Comprehensive Land Use Plan for Monterey Peninsula Airport*.
- Monterey County Resource Management Agency. 2010. *Monterey County Williamson Act Lands*. <https://www.co.monterey.ca.us/home/showdocument?id=46006>
- Monterey County Sheriff's Office. 2016. "Organization." <https://www.montereysheriff.org/patrol/> (accessed October 2018).
- Monterey County Water Resources Agency. 2006. *Monterey County Groundwater Management Plan*. May 2006.
- Monterey Peninsula Regional Park District. 2013. *Whisler-Wilson Ranch Camping Feasibility Report*.
- \_\_\_\_\_. Payan, R. General Manager. Personal communication via letter regarding the water rights of Palo Corona Regional Park. Letter addressed to State Water Resources Control Board staff: McCarthy, Matthew; Montgomery, Amanda; Aue, Marianna; and Balcerzak, Alex. August 7, 2018.
- Monterey Peninsula Water Management District (MPWMD). 2014. *Central Coast Regional Water Quality Control Board (RWQCB). Monterey Peninsula, Carmel Bay, and South Monterey Bay Integrated Regional Water Management Plan Update*. [http://www.water.ca.gov/irwm/grants/docs/Archives/Prop84/Submitted\\_Applications/P84\\_2014Drought/Monterey%20Peninsula%20Water%20Management%20District%20\(201498760038\)/Attachment%201%20-%20Att1\\_DG\\_Eligible\\_5of14.pdf](http://www.water.ca.gov/irwm/grants/docs/Archives/Prop84/Submitted_Applications/P84_2014Drought/Monterey%20Peninsula%20Water%20Management%20District%20(201498760038)/Attachment%201%20-%20Att1_DG_Eligible_5of14.pdf) (accessed November 2018).
- \_\_\_\_\_. 2018. "Palo Corona Regional Park." <https://www.mprpd.org/palo-corona-regional-park> (accessed November 2018).
- Monterey Regional Waste Management District. 2016. *2016 Annual Report*.
- National Oceanic and Atmospheric Administration National Marine Fisheries Service (NMFS). 2018. *West Coast Region Endangered Species Act Critical Habitat*. [http://www.westcoast.fisheries.noaa.gov/maps\\_data/endangered\\_species\\_act\\_critical\\_habitat.html](http://www.westcoast.fisheries.noaa.gov/maps_data/endangered_species_act_critical_habitat.html) (accessed September 2018).
- Nomad Ecology. 2014. *Invasive Weed Management Plan for Palo Corona Regional Park*. Prepared for Monterey Peninsula Regional Park District.
- Norris, R.M., and Webb, R.W. 1990. *Geology of California*. John Wiley & Sons, New York.

- Paleobiology Database. 2014. Fossilworks web-based portal, <http://fossilworks.org> and [paleodb.org](http://paleodb.org) (accessed September 2018).
- San Luis Obispo County Air Pollution Control District (SLOAPCD). 2012. *CEQA Air Quality Handbook*. San Luis Obispo, CA. 2012.
- Sawyer, J. O., T. Keeler-Wolf, and J.M. Evens. 2009. *A Manual of California Vegetation*, Second Edition. California Native Plant Society, Sacramento, California.
- Society of Vertebrate Paleontology (SVP). 2010. Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources. Society of Vertebrate Paleontology Impact Mitigation Guidelines Revision Committee.
- State Water Resources Control Board (SWRCB). 2015. GeoTracker Database. [GIS dataset] State of California. <https://geotracker.waterboards.ca.gov/>
- \_\_\_\_\_. 2018. "Impaired Water Bodies." Last modified: April 2018. [https://www.waterboards.ca.gov/water\\_issues/programs/tmdl/integrated2014\\_2016.shtml](https://www.waterboards.ca.gov/water_issues/programs/tmdl/integrated2014_2016.shtml) (accessed November 2018).
- United States Department of Agriculture, Natural Resources Conservation Service. 2017. Web Soil Survey. <http://websoilsurvey.nrcs.usda.gov/app/> (accessed September 2018).
- United States Fish and Wildlife Service (USFWS). 2018a. "Information for Planning and Conservation." <https://ecos.fws.gov/ipac/> (accessed September 2018).
- \_\_\_\_\_. 2018b. Environmental Conservation Online System. "Critical Habitat Portal." <https://ecos.fws.gov/ecp/report/table/critical-habitat.html> (accessed September 2018).
- \_\_\_\_\_. 2018c. "National Wetlands Inventory." Version 2. <https://www.fws.gov/wetlands/Data/Mapper.html> (accessed September 2018).
- \_\_\_\_\_. 2011. Safe Harbor Agreement for California Red-Legged Frog (*Rana Draytonii*), California Tiger Salamander (*Ambystoma Californiense*), Smith's Blue Butterfly (*Euphilotes Enoptes Smithi*), And Yadon's Piperia (*Piperia Yadonii*), At Palo Corona Regional Park, Monterey County, California. Prepared by Monterey Peninsula Regional Park District.
- \_\_\_\_\_. 2006. Federal Register Section 50 CFR Part 17. Endangered and Threatened Wildlife and Plants; Designation of Critical Habitat for the California Red-Legged Frog, and Special Rule Exemption Associated with Final Listing for Existing Routine Ranching Activities; Final Rule. April 13, 2006.
- United States Geological Survey. 2018a. "Alquist-Priolo Faults." <https://earthquake.usgs.gov/learn/topics/geologicmaps/apfaults.php> (accessed November 2018).
- \_\_\_\_\_. 2018b. "Magnitude/Intensity Comparison." [https://earthquake.usgs.gov/learn/topics/mag\\_vs\\_int.php](https://earthquake.usgs.gov/learn/topics/mag_vs_int.php) (accessed November 2018).
- \_\_\_\_\_. 2018c. "Earthquake Glossary." <https://earthquake.usgs.gov/learn/glossary/> (accessed November 2018).
- \_\_\_\_\_. 2018c. "Mineral Resources Data System (MRDS)." <https://mrdata.usgs.gov/general/map-us.html#settings> (accessed December 2018).
- University of California Museum of Paleontology (UCMP) Online Database. 2018. UCMP Specimen Search Portal, <http://ucmpdb.berkeley.edu/> (accessed September 2018).
-

Zaruka, Bill. 2019. Wedgewood Weddings. Personal communication via email regarding Rancho Canada Golf Course concession trip generation rates with Rafael Payan, General Manager, Monterey Peninsula Regional Park District. December 18, 2018.

Yadon, Vern. 2008. A Biological Report for Proposed Palo Corona Regional Park, Trails, Riparian Habitat, Restoration, and Ranch Road Retierments. June 26, 2007. Revised February 19, 2008.

Yerkes, R.F., and Campbell, R.H. 2005. Preliminary Geologic Map of the Los Angeles 30' x 60' Quadrangle, Southern California. U.S. Geological Survey Open-File Report 2005-1019.

## List of Preparers

Rincon Consultants, Inc. prepared this IS-MND under contract to the Monterey Peninsula Regional Park District. Persons involved in data gathering analysis, project management, and quality control are listed below.

### **RINCON CONSULTANTS, INC.**

Stephen Svete, AICP, LEED AP ND, Principal  
Megan Jones, Senior Program Manager  
Matthew Long, Senior Environmental Scientist  
Kelly Miller, Associate Planner  
Kari Zajac, MESM, Project Manager  
Hannah Haas, Archaeologist  
Steven Treffers, Senior Architectural Historian  
Samantha Kehr, Associate Biologist  
Jonathon Schuhrke, GIS Analyst



*This page intentionally left blank.*



# Appendix A

---

Air Quality and Greenhouse Gas Emissions Modelling Results

Palo Corona General Development Plan - Monterey County, Winter

**Palo Corona General Development Plan  
Monterey County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	1.00	1000sqft	0.02	1,000.00	0
Single Family Housing	3.00	Dwelling Unit	0.97	5,400.00	3

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	3.6	<b>Precipitation Freq (Days)</b>	55
<b>Climate Zone</b>	4			<b>Operational Year</b>	2020

**Utility Company**

<b>CO2 Intensity (lb/MWhr)</b>	0	<b>CH4 Intensity (lb/MWhr)</b>	0	<b>N2O Intensity (lb/MWhr)</b>	0
--------------------------------	---	--------------------------------	---	--------------------------------	---

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - Ranger units modeled as single family homes. Assume 1,000 sf field office building

Construction Phase - no demo and paving phases. Conservatively assumed that building construction would occur over 50 days and arch coating would occur half way through building construction

Architectural Coating - MBARD Rule 426

Vehicle Trips - Assume 10 total ranger trips per day (3.33 trips per unit) and each trip covering 10 miles (each trip length 5 miles)

Woodstoves - No firepalces or woodstoves in ranger units

Energy Use - Ranger units would be solar powered

## Palo Corona General Development Plan - Monterey County, Winter

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	25.00
tblConstructionPhase	NumDays	100.00	50.00
tblFireplaces	FireplaceDayYear	82.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,508.00	0.00
tblFireplaces	NumberGas	1.89	0.00
tblFireplaces	NumberNoFireplace	0.18	0.00
tblFireplaces	NumberWood	0.93	0.00
tblLandUse	Population	9.00	3.00
tblVehicleTrips	HO_TL	7.50	5.00
tblVehicleTrips	HS_TL	7.30	5.00
tblVehicleTrips	HW_TL	10.80	5.00
tblVehicleTrips	ST_TR	9.91	3.33
tblVehicleTrips	SU_TR	8.62	3.33
tblVehicleTrips	WD_TR	9.52	3.33
tblWoodstoves	NumberCatalytic	0.09	0.00
tblWoodstoves	NumberNoncatalytic	0.09	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,120.00	0.00

## 2.0 Emissions Summary

---



Palo Corona General Development Plan - Monterey County, Winter

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1669	2.8700e-003	0.2484	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4459	0.4459	4.4000e-004	0.0000	0.4568
Energy	3.0600e-003	0.0264	0.0131	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3812	33.3812	6.4000e-004	6.1000e-004	33.5796
Mobile	0.0476	0.1983	0.5444	1.2000e-003	0.0905	1.4400e-003	0.0920	0.0243	1.3500e-003	0.0256		121.2600	121.2600	7.3000e-003		121.4425
<b>Total</b>	<b>0.2175</b>	<b>0.2275</b>	<b>0.8059</b>	<b>1.3800e-003</b>	<b>0.0905</b>	<b>4.9200e-003</b>	<b>0.0954</b>	<b>0.0243</b>	<b>4.8300e-003</b>	<b>0.0291</b>	<b>0.0000</b>	<b>155.0872</b>	<b>155.0872</b>	<b>8.3800e-003</b>	<b>6.1000e-004</b>	<b>155.4789</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1669	2.8700e-003	0.2484	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4459	0.4459	4.4000e-004	0.0000	0.4568
Energy	3.0600e-003	0.0264	0.0131	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3812	33.3812	6.4000e-004	6.1000e-004	33.5796
Mobile	0.0476	0.1983	0.5444	1.2000e-003	0.0905	1.4400e-003	0.0920	0.0243	1.3500e-003	0.0256		121.2600	121.2600	7.3000e-003		121.4425
<b>Total</b>	<b>0.2175</b>	<b>0.2275</b>	<b>0.8059</b>	<b>1.3800e-003</b>	<b>0.0905</b>	<b>4.9200e-003</b>	<b>0.0954</b>	<b>0.0243</b>	<b>4.8300e-003</b>	<b>0.0291</b>	<b>0.0000</b>	<b>155.0872</b>	<b>155.0872</b>	<b>8.3800e-003</b>	<b>6.1000e-004</b>	<b>155.4789</b>

## Palo Corona General Development Plan - Monterey County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### 3.0 Construction Detail

---

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2019	1/1/2019	5	1	
2	Grading	Grading	1/2/2019	1/3/2019	5	2	
3	Building Construction	Building Construction	1/4/2019	3/14/2019	5	50	
4	Architectural Coating	Architectural Coating	2/18/2019	2/22/2019	5	25	

**Acres of Grading (Site Preparation Phase): 0.5**

**Acres of Grading (Grading Phase): 0**

**Acres of Paving: 0**

**Residential Indoor: 10,935; Residential Outdoor: 3,645; Non-Residential Indoor: 1,500; Non-Residential Outdoor: 500; Striped Parking Area: 0 (Architectural Coating – sqft)**

#### OffRoad Equipment



Palo Corona General Development Plan - Monterey County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	1.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Palo Corona General Development Plan - Monterey County, Winter

**3.2 Site Preparation - 2019**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.7195	8.9170	4.1407	9.7500e-003		0.3672	0.3672		0.3378	0.3378		965.1690	965.1690	0.3054		972.8032
<b>Total</b>	<b>0.7195</b>	<b>8.9170</b>	<b>4.1407</b>	<b>9.7500e-003</b>	<b>0.5303</b>	<b>0.3672</b>	<b>0.8975</b>	<b>0.0573</b>	<b>0.3378</b>	<b>0.3951</b>		<b>965.1690</b>	<b>965.1690</b>	<b>0.3054</b>		<b>972.8032</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0266	0.0253	0.2137	4.3000e-004	0.0411	3.7000e-004	0.0414	0.0109	3.4000e-004	0.0112		42.7048	42.7048	2.0900e-003		42.7569
<b>Total</b>	<b>0.0266</b>	<b>0.0253</b>	<b>0.2137</b>	<b>4.3000e-004</b>	<b>0.0411</b>	<b>3.7000e-004</b>	<b>0.0414</b>	<b>0.0109</b>	<b>3.4000e-004</b>	<b>0.0112</b>		<b>42.7048</b>	<b>42.7048</b>	<b>2.0900e-003</b>		<b>42.7569</b>

Palo Corona General Development Plan - Monterey County, Winter

**3.2 Site Preparation - 2019**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.7195	8.9170	4.1407	9.7500e-003		0.3672	0.3672		0.3378	0.3378	0.0000	965.1690	965.1690	0.3054		972.8032
<b>Total</b>	<b>0.7195</b>	<b>8.9170</b>	<b>4.1407</b>	<b>9.7500e-003</b>	<b>0.5303</b>	<b>0.3672</b>	<b>0.8975</b>	<b>0.0573</b>	<b>0.3378</b>	<b>0.3951</b>	<b>0.0000</b>	<b>965.1690</b>	<b>965.1690</b>	<b>0.3054</b>		<b>972.8032</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0266	0.0253	0.2137	4.3000e-004	0.0411	3.7000e-004	0.0414	0.0109	3.4000e-004	0.0112		42.7048	42.7048	2.0900e-003		42.7569
<b>Total</b>	<b>0.0266</b>	<b>0.0253</b>	<b>0.2137</b>	<b>4.3000e-004</b>	<b>0.0411</b>	<b>3.7000e-004</b>	<b>0.0414</b>	<b>0.0109</b>	<b>3.4000e-004</b>	<b>0.0112</b>		<b>42.7048</b>	<b>42.7048</b>	<b>2.0900e-003</b>		<b>42.7569</b>

Palo Corona General Development Plan - Monterey County, Winter

**3.3 Grading - 2019**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125		1,159.6570	1,159.6570	0.2211		1,165.1847
<b>Total</b>	<b>0.9530</b>	<b>8.6039</b>	<b>7.6917</b>	<b>0.0120</b>	<b>0.7528</b>	<b>0.5371</b>	<b>1.2898</b>	<b>0.4138</b>	<b>0.5125</b>	<b>0.9263</b>		<b>1,159.6570</b>	<b>1,159.6570</b>	<b>0.2211</b>		<b>1,165.1847</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0531	0.0507	0.4275	8.6000e-004	0.0822	7.4000e-004	0.0829	0.0218	6.8000e-004	0.0225		85.4095	85.4095	4.1700e-003		85.5138
<b>Total</b>	<b>0.0531</b>	<b>0.0507</b>	<b>0.4275</b>	<b>8.6000e-004</b>	<b>0.0822</b>	<b>7.4000e-004</b>	<b>0.0829</b>	<b>0.0218</b>	<b>6.8000e-004</b>	<b>0.0225</b>		<b>85.4095</b>	<b>85.4095</b>	<b>4.1700e-003</b>		<b>85.5138</b>

Palo Corona General Development Plan - Monterey County, Winter

**3.3 Grading - 2019**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847
<b>Total</b>	<b>0.9530</b>	<b>8.6039</b>	<b>7.6917</b>	<b>0.0120</b>	<b>0.7528</b>	<b>0.5371</b>	<b>1.2898</b>	<b>0.4138</b>	<b>0.5125</b>	<b>0.9263</b>	<b>0.0000</b>	<b>1,159.6570</b>	<b>1,159.6570</b>	<b>0.2211</b>		<b>1,165.1847</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0531	0.0507	0.4275	8.6000e-004	0.0822	7.4000e-004	0.0829	0.0218	6.8000e-004	0.0225		85.4095	85.4095	4.1700e-003		85.5138
<b>Total</b>	<b>0.0531</b>	<b>0.0507</b>	<b>0.4275</b>	<b>8.6000e-004</b>	<b>0.0822</b>	<b>7.4000e-004</b>	<b>0.0829</b>	<b>0.0218</b>	<b>6.8000e-004</b>	<b>0.0225</b>		<b>85.4095</b>	<b>85.4095</b>	<b>4.1700e-003</b>		<b>85.5138</b>

Palo Corona General Development Plan - Monterey County, Winter

**3.4 Building Construction - 2019**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569		1,127.6696	1,127.6696	0.3568		1,136.5892
<b>Total</b>	<b>0.9576</b>	<b>9.8207</b>	<b>7.5432</b>	<b>0.0114</b>		<b>0.6054</b>	<b>0.6054</b>		<b>0.5569</b>	<b>0.5569</b>		<b>1,127.6696</b>	<b>1,127.6696</b>	<b>0.3568</b>		<b>1,136.5892</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	5.3100e-003	5.0700e-003	0.0428	9.0000e-005	8.2100e-003	7.0000e-005	8.2900e-003	2.1800e-003	7.0000e-005	2.2500e-003		8.5410	8.5410	4.2000e-004		8.5514
<b>Total</b>	<b>5.3100e-003</b>	<b>5.0700e-003</b>	<b>0.0428</b>	<b>9.0000e-005</b>	<b>8.2100e-003</b>	<b>7.0000e-005</b>	<b>8.2900e-003</b>	<b>2.1800e-003</b>	<b>7.0000e-005</b>	<b>2.2500e-003</b>		<b>8.5410</b>	<b>8.5410</b>	<b>4.2000e-004</b>		<b>8.5514</b>

Palo Corona General Development Plan - Monterey County, Winter

**3.4 Building Construction - 2019**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569	0.0000	1,127.6696	1,127.6696	0.3568		1,136.5892
<b>Total</b>	<b>0.9576</b>	<b>9.8207</b>	<b>7.5432</b>	<b>0.0114</b>		<b>0.6054</b>	<b>0.6054</b>		<b>0.5569</b>	<b>0.5569</b>	<b>0.0000</b>	<b>1,127.6696</b>	<b>1,127.6696</b>	<b>0.3568</b>		<b>1,136.5892</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	5.3100e-003	5.0700e-003	0.0428	9.0000e-005	8.2100e-003	7.0000e-005	8.2900e-003	2.1800e-003	7.0000e-005	2.2500e-003		8.5410	8.5410	4.2000e-004		8.5514
<b>Total</b>	<b>5.3100e-003</b>	<b>5.0700e-003</b>	<b>0.0428</b>	<b>9.0000e-005</b>	<b>8.2100e-003</b>	<b>7.0000e-005</b>	<b>8.2900e-003</b>	<b>2.1800e-003</b>	<b>7.0000e-005</b>	<b>2.2500e-003</b>		<b>8.5410</b>	<b>8.5410</b>	<b>4.2000e-004</b>		<b>8.5514</b>

Palo Corona General Development Plan - Monterey County, Winter

**3.5 Architectural Coating - 2019**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2593					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
<b>Total</b>	<b>3.5258</b>	<b>1.8354</b>	<b>1.8413</b>	<b>2.9700e-003</b>		<b>0.1288</b>	<b>0.1288</b>		<b>0.1288</b>	<b>0.1288</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0238</b>		<b>282.0423</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>



Palo Corona General Development Plan - Monterey County, Winter

**3.5 Architectural Coating - 2019**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2593					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
<b>Total</b>	<b>3.5258</b>	<b>1.8354</b>	<b>1.8413</b>	<b>2.9700e-003</b>		<b>0.1288</b>	<b>0.1288</b>		<b>0.1288</b>	<b>0.1288</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0238</b>		<b>282.0423</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**4.0 Operational Detail - Mobile**

Palo Corona General Development Plan - Monterey County, Winter

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0476	0.1983	0.5444	1.2000e-003	0.0905	1.4400e-003	0.0920	0.0243	1.3500e-003	0.0256		121.2600	121.2600	7.3000e-003		121.4425
Unmitigated	0.0476	0.1983	0.5444	1.2000e-003	0.0905	1.4400e-003	0.0920	0.0243	1.3500e-003	0.0256		121.2600	121.2600	7.3000e-003		121.4425

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	11.03	2.46	1.05	20,026	20,026
Single Family Housing	9.99	9.99	9.99	16,147	16,147
Total	21.02	12.45	11.04	36,173	36,173

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Single Family Housing	5.00	5.00	5.00	44.00	18.80	37.20	86	11	3

**4.4 Fleet Mix**

Palo Corona General Development Plan - Monterey County, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.533135	0.030877	0.202665	0.141212	0.024955	0.006027	0.018072	0.025901	0.004150	0.002959	0.007890	0.001253	0.000905
Single Family Housing	0.533135	0.030877	0.202665	0.141212	0.024955	0.006027	0.018072	0.025901	0.004150	0.002959	0.007890	0.001253	0.000905

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	3.0600e-003	0.0264	0.0131	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3812	33.3812	6.4000e-004	6.1000e-004	33.5796
NaturalGas Unmitigated	3.0600e-003	0.0264	0.0131	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3812	33.3812	6.4000e-004	6.1000e-004	33.5796

Palo Corona General Development Plan - Monterey County, Winter

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	44.8493	4.8000e-004	4.4000e-003	3.6900e-003	3.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		5.2764	5.2764	1.0000e-004	1.0000e-004	5.3077
Single Family Housing	238.891	2.5800e-003	0.0220	9.3700e-003	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1048	28.1048	5.4000e-004	5.2000e-004	28.2719
<b>Total</b>		<b>3.0600e-003</b>	<b>0.0264</b>	<b>0.0131</b>	<b>1.7000e-004</b>		<b>2.1100e-003</b>	<b>2.1100e-003</b>		<b>2.1100e-003</b>	<b>2.1100e-003</b>		<b>33.3812</b>	<b>33.3812</b>	<b>6.4000e-004</b>	<b>6.2000e-004</b>	<b>33.5796</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	0.0448493	4.8000e-004	4.4000e-003	3.6900e-003	3.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		5.2764	5.2764	1.0000e-004	1.0000e-004	5.3077
Single Family Housing	0.238891	2.5800e-003	0.0220	9.3700e-003	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1048	28.1048	5.4000e-004	5.2000e-004	28.2719
<b>Total</b>		<b>3.0600e-003</b>	<b>0.0264</b>	<b>0.0131</b>	<b>1.7000e-004</b>		<b>2.1100e-003</b>	<b>2.1100e-003</b>		<b>2.1100e-003</b>	<b>2.1100e-003</b>		<b>33.3812</b>	<b>33.3812</b>	<b>6.4000e-004</b>	<b>6.2000e-004</b>	<b>33.5796</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Palo Corona General Development Plan - Monterey County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1669	2.8700e-003	0.2484	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4459	0.4459	4.4000e-004	0.0000	0.4568
Unmitigated	0.1669	2.8700e-003	0.2484	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4459	0.4459	4.4000e-004	0.0000	0.4568

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0223					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.5700e-003	2.8700e-003	0.2484	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		0.4459	0.4459	4.4000e-004		0.4568
<b>Total</b>	<b>0.1669</b>	<b>2.8700e-003</b>	<b>0.2484</b>	<b>1.0000e-005</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>	<b>0.0000</b>	<b>0.4459</b>	<b>0.4459</b>	<b>4.4000e-004</b>	<b>0.0000</b>	<b>0.4568</b>

Palo Corona General Development Plan - Monterey County, Winter

**6.2 Area by SubCategory**

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0223					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.5700e-003	2.8700e-003	0.2484	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		0.4459	0.4459	4.4000e-004		0.4568
<b>Total</b>	<b>0.1669</b>	<b>2.8700e-003</b>	<b>0.2484</b>	<b>1.0000e-005</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>	<b>0.0000</b>	<b>0.4459</b>	<b>0.4459</b>	<b>4.4000e-004</b>	<b>0.0000</b>	<b>0.4568</b>

**7.0 Water Detail**

---

**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

---

**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

---

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

**10.0 Stationary Equipment**

---

Palo Corona General Development Plan - Monterey County, Winter

**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

**User Defined Equipment**

Equipment Type	Number
----------------	--------

**11.0 Vegetation**

---

Palo Corona General Development Plan - Monterey County, Summer

**Palo Corona General Development Plan  
Monterey County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	1.00	1000sqft	0.02	1,000.00	0
Single Family Housing	3.00	Dwelling Unit	0.97	5,400.00	3

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	3.6	<b>Precipitation Freq (Days)</b>	55
<b>Climate Zone</b>	4			<b>Operational Year</b>	2020

**Utility Company**

<b>CO2 Intensity (lb/MWhr)</b>	0	<b>CH4 Intensity (lb/MWhr)</b>	0	<b>N2O Intensity (lb/MWhr)</b>	0
--------------------------------	---	--------------------------------	---	--------------------------------	---

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - Ranger units modeled as single family homes. Assume 1,000 sf field office building

Construction Phase - no demo and paving phases. Conservatively assumed that building construction would occur over 50 days and arch coating would occur half way through building construction

Architectural Coating - MBARD Rule 426

Vehicle Trips - Assume 10 total ranger trips per day (3.33 trips per unit) and each trip covering 10 miles (each trip length 5 miles)

Woodstoves - No firepalces or woodstoves in ranger units

Energy Use - Ranger units would be solar powered



## Palo Corona General Development Plan - Monterey County, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	25.00
tblConstructionPhase	NumDays	100.00	50.00
tblFireplaces	FireplaceDayYear	82.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,508.00	0.00
tblFireplaces	NumberGas	1.89	0.00
tblFireplaces	NumberNoFireplace	0.18	0.00
tblFireplaces	NumberWood	0.93	0.00
tblLandUse	Population	9.00	3.00
tblVehicleTrips	HO_TL	7.50	5.00
tblVehicleTrips	HS_TL	7.30	5.00
tblVehicleTrips	HW_TL	10.80	5.00
tblVehicleTrips	ST_TR	9.91	3.33
tblVehicleTrips	SU_TR	8.62	3.33
tblVehicleTrips	WD_TR	9.52	3.33
tblWoodstoves	NumberCatalytic	0.09	0.00
tblWoodstoves	NumberNoncatalytic	0.09	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,120.00	0.00

## 2.0 Emissions Summary

---



Palo Corona General Development Plan - Monterey County, Summer

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1669	2.8700e-003	0.2484	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4459	0.4459	4.4000e-004	0.0000	0.4568
Energy	3.0600e-003	0.0264	0.0131	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3812	33.3812	6.4000e-004	6.1000e-004	33.5796
Mobile	0.0510	0.1850	0.5101	1.2700e-003	0.0905	1.4200e-003	0.0919	0.0243	1.3300e-003	0.0256		128.1056	128.1056	7.1300e-003		128.2839
<b>Total</b>	<b>0.2209</b>	<b>0.2143</b>	<b>0.7715</b>	<b>1.4500e-003</b>	<b>0.0905</b>	<b>4.9000e-003</b>	<b>0.0954</b>	<b>0.0243</b>	<b>4.8100e-003</b>	<b>0.0291</b>	<b>0.0000</b>	<b>161.9327</b>	<b>161.9327</b>	<b>8.2100e-003</b>	<b>6.1000e-004</b>	<b>162.3202</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.1669	2.8700e-003	0.2484	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4459	0.4459	4.4000e-004	0.0000	0.4568
Energy	3.0600e-003	0.0264	0.0131	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3812	33.3812	6.4000e-004	6.1000e-004	33.5796
Mobile	0.0510	0.1850	0.5101	1.2700e-003	0.0905	1.4200e-003	0.0919	0.0243	1.3300e-003	0.0256		128.1056	128.1056	7.1300e-003		128.2839
<b>Total</b>	<b>0.2209</b>	<b>0.2143</b>	<b>0.7715</b>	<b>1.4500e-003</b>	<b>0.0905</b>	<b>4.9000e-003</b>	<b>0.0954</b>	<b>0.0243</b>	<b>4.8100e-003</b>	<b>0.0291</b>	<b>0.0000</b>	<b>161.9327</b>	<b>161.9327</b>	<b>8.2100e-003</b>	<b>6.1000e-004</b>	<b>162.3202</b>

## Palo Corona General Development Plan - Monterey County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### 3.0 Construction Detail

---

#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2019	1/1/2019	5	1	
2	Grading	Grading	1/2/2019	1/3/2019	5	2	
3	Building Construction	Building Construction	1/4/2019	3/14/2019	5	50	
4	Architectural Coating	Architectural Coating	2/18/2019	2/22/2019	5	25	

**Acres of Grading (Site Preparation Phase): 0.5**

**Acres of Grading (Grading Phase): 0**

**Acres of Paving: 0**

**Residential Indoor: 10,935; Residential Outdoor: 3,645; Non-Residential Indoor: 1,500; Non-Residential Outdoor: 500; Striped Parking Area: 0 (Architectural Coating – sqft)**

#### OffRoad Equipment

Palo Corona General Development Plan - Monterey County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	1.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Palo Corona General Development Plan - Monterey County, Summer

**3.2 Site Preparation - 2019**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.7195	8.9170	4.1407	9.7500e-003		0.3672	0.3672		0.3378	0.3378		965.1690	965.1690	0.3054		972.8032
<b>Total</b>	<b>0.7195</b>	<b>8.9170</b>	<b>4.1407</b>	<b>9.7500e-003</b>	<b>0.5303</b>	<b>0.3672</b>	<b>0.8975</b>	<b>0.0573</b>	<b>0.3378</b>	<b>0.3951</b>		<b>965.1690</b>	<b>965.1690</b>	<b>0.3054</b>		<b>972.8032</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0244	0.0201	0.2160	4.6000e-004	0.0411	3.7000e-004	0.0414	0.0109	3.4000e-004	0.0112		45.6061	45.6061	2.1700e-003		45.6604
<b>Total</b>	<b>0.0244</b>	<b>0.0201</b>	<b>0.2160</b>	<b>4.6000e-004</b>	<b>0.0411</b>	<b>3.7000e-004</b>	<b>0.0414</b>	<b>0.0109</b>	<b>3.4000e-004</b>	<b>0.0112</b>		<b>45.6061</b>	<b>45.6061</b>	<b>2.1700e-003</b>		<b>45.6604</b>

Palo Corona General Development Plan - Monterey County, Summer

**3.2 Site Preparation - 2019**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.7195	8.9170	4.1407	9.7500e-003		0.3672	0.3672		0.3378	0.3378	0.0000	965.1690	965.1690	0.3054		972.8032
<b>Total</b>	<b>0.7195</b>	<b>8.9170</b>	<b>4.1407</b>	<b>9.7500e-003</b>	<b>0.5303</b>	<b>0.3672</b>	<b>0.8975</b>	<b>0.0573</b>	<b>0.3378</b>	<b>0.3951</b>	<b>0.0000</b>	<b>965.1690</b>	<b>965.1690</b>	<b>0.3054</b>		<b>972.8032</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0244	0.0201	0.2160	4.6000e-004	0.0411	3.7000e-004	0.0414	0.0109	3.4000e-004	0.0112		45.6061	45.6061	2.1700e-003		45.6604
<b>Total</b>	<b>0.0244</b>	<b>0.0201</b>	<b>0.2160</b>	<b>4.6000e-004</b>	<b>0.0411</b>	<b>3.7000e-004</b>	<b>0.0414</b>	<b>0.0109</b>	<b>3.4000e-004</b>	<b>0.0112</b>		<b>45.6061</b>	<b>45.6061</b>	<b>2.1700e-003</b>		<b>45.6604</b>

Palo Corona General Development Plan - Monterey County, Summer

**3.3 Grading - 2019**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125		1,159.6570	1,159.6570	0.2211		1,165.1847
<b>Total</b>	<b>0.9530</b>	<b>8.6039</b>	<b>7.6917</b>	<b>0.0120</b>	<b>0.7528</b>	<b>0.5371</b>	<b>1.2898</b>	<b>0.4138</b>	<b>0.5125</b>	<b>0.9263</b>		<b>1,159.6570</b>	<b>1,159.6570</b>	<b>0.2211</b>		<b>1,165.1847</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0487	0.0403	0.4320	9.2000e-004	0.0822	7.4000e-004	0.0829	0.0218	6.8000e-004	0.0225		91.2122	91.2122	4.3400e-003		91.3208
<b>Total</b>	<b>0.0487</b>	<b>0.0403</b>	<b>0.4320</b>	<b>9.2000e-004</b>	<b>0.0822</b>	<b>7.4000e-004</b>	<b>0.0829</b>	<b>0.0218</b>	<b>6.8000e-004</b>	<b>0.0225</b>		<b>91.2122</b>	<b>91.2122</b>	<b>4.3400e-003</b>		<b>91.3208</b>



Palo Corona General Development Plan - Monterey County, Summer

**3.3 Grading - 2019**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847
<b>Total</b>	<b>0.9530</b>	<b>8.6039</b>	<b>7.6917</b>	<b>0.0120</b>	<b>0.7528</b>	<b>0.5371</b>	<b>1.2898</b>	<b>0.4138</b>	<b>0.5125</b>	<b>0.9263</b>	<b>0.0000</b>	<b>1,159.6570</b>	<b>1,159.6570</b>	<b>0.2211</b>		<b>1,165.1847</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0487	0.0403	0.4320	9.2000e-004	0.0822	7.4000e-004	0.0829	0.0218	6.8000e-004	0.0225		91.2122	91.2122	4.3400e-003		91.3208
<b>Total</b>	<b>0.0487</b>	<b>0.0403</b>	<b>0.4320</b>	<b>9.2000e-004</b>	<b>0.0822</b>	<b>7.4000e-004</b>	<b>0.0829</b>	<b>0.0218</b>	<b>6.8000e-004</b>	<b>0.0225</b>		<b>91.2122</b>	<b>91.2122</b>	<b>4.3400e-003</b>		<b>91.3208</b>

Palo Corona General Development Plan - Monterey County, Summer

**3.4 Building Construction - 2019**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569		1,127.6696	1,127.6696	0.3568		1,136.5892
<b>Total</b>	<b>0.9576</b>	<b>9.8207</b>	<b>7.5432</b>	<b>0.0114</b>		<b>0.6054</b>	<b>0.6054</b>		<b>0.5569</b>	<b>0.5569</b>		<b>1,127.6696</b>	<b>1,127.6696</b>	<b>0.3568</b>		<b>1,136.5892</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	4.8700e-003	4.0300e-003	0.0432	9.0000e-005	8.2100e-003	7.0000e-005	8.2900e-003	2.1800e-003	7.0000e-005	2.2500e-003		9.1212	9.1212	4.3000e-004		9.1321
<b>Total</b>	<b>4.8700e-003</b>	<b>4.0300e-003</b>	<b>0.0432</b>	<b>9.0000e-005</b>	<b>8.2100e-003</b>	<b>7.0000e-005</b>	<b>8.2900e-003</b>	<b>2.1800e-003</b>	<b>7.0000e-005</b>	<b>2.2500e-003</b>		<b>9.1212</b>	<b>9.1212</b>	<b>4.3000e-004</b>		<b>9.1321</b>

Palo Corona General Development Plan - Monterey County, Summer

**3.4 Building Construction - 2019**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569	0.0000	1,127.6696	1,127.6696	0.3568		1,136.5892
<b>Total</b>	<b>0.9576</b>	<b>9.8207</b>	<b>7.5432</b>	<b>0.0114</b>		<b>0.6054</b>	<b>0.6054</b>		<b>0.5569</b>	<b>0.5569</b>	<b>0.0000</b>	<b>1,127.6696</b>	<b>1,127.6696</b>	<b>0.3568</b>		<b>1,136.5892</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	4.8700e-003	4.0300e-003	0.0432	9.0000e-005	8.2100e-003	7.0000e-005	8.2900e-003	2.1800e-003	7.0000e-005	2.2500e-003		9.1212	9.1212	4.3000e-004		9.1321
<b>Total</b>	<b>4.8700e-003</b>	<b>4.0300e-003</b>	<b>0.0432</b>	<b>9.0000e-005</b>	<b>8.2100e-003</b>	<b>7.0000e-005</b>	<b>8.2900e-003</b>	<b>2.1800e-003</b>	<b>7.0000e-005</b>	<b>2.2500e-003</b>		<b>9.1212</b>	<b>9.1212</b>	<b>4.3000e-004</b>		<b>9.1321</b>

Palo Corona General Development Plan - Monterey County, Summer

**3.5 Architectural Coating - 2019**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2593					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
<b>Total</b>	<b>3.5258</b>	<b>1.8354</b>	<b>1.8413</b>	<b>2.9700e-003</b>		<b>0.1288</b>	<b>0.1288</b>		<b>0.1288</b>	<b>0.1288</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0238</b>		<b>282.0423</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

Palo Corona General Development Plan - Monterey County, Summer

**3.5 Architectural Coating - 2019**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	3.2593					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
<b>Total</b>	<b>3.5258</b>	<b>1.8354</b>	<b>1.8413</b>	<b>2.9700e-003</b>		<b>0.1288</b>	<b>0.1288</b>		<b>0.1288</b>	<b>0.1288</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0238</b>		<b>282.0423</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>

**4.0 Operational Detail - Mobile**

Palo Corona General Development Plan - Monterey County, Summer

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0510	0.1850	0.5101	1.2700e-003	0.0905	1.4200e-003	0.0919	0.0243	1.3300e-003	0.0256		128.1056	128.1056	7.1300e-003		128.2839
Unmitigated	0.0510	0.1850	0.5101	1.2700e-003	0.0905	1.4200e-003	0.0919	0.0243	1.3300e-003	0.0256		128.1056	128.1056	7.1300e-003		128.2839

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	11.03	2.46	1.05	20,026	20,026
Single Family Housing	9.99	9.99	9.99	16,147	16,147
Total	21.02	12.45	11.04	36,173	36,173

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Single Family Housing	5.00	5.00	5.00	44.00	18.80	37.20	86	11	3

**4.4 Fleet Mix**

Palo Corona General Development Plan - Monterey County, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.533135	0.030877	0.202665	0.141212	0.024955	0.006027	0.018072	0.025901	0.004150	0.002959	0.007890	0.001253	0.000905
Single Family Housing	0.533135	0.030877	0.202665	0.141212	0.024955	0.006027	0.018072	0.025901	0.004150	0.002959	0.007890	0.001253	0.000905

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	3.0600e-003	0.0264	0.0131	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3812	33.3812	6.4000e-004	6.1000e-004	33.5796
NaturalGas Unmitigated	3.0600e-003	0.0264	0.0131	1.7000e-004		2.1100e-003	2.1100e-003		2.1100e-003	2.1100e-003		33.3812	33.3812	6.4000e-004	6.1000e-004	33.5796

Palo Corona General Development Plan - Monterey County, Summer

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	44.8493	4.8000e-004	4.4000e-003	3.6900e-003	3.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		5.2764	5.2764	1.0000e-004	1.0000e-004	5.3077
Single Family Housing	238.891	2.5800e-003	0.0220	9.3700e-003	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1048	28.1048	5.4000e-004	5.2000e-004	28.2719
<b>Total</b>		<b>3.0600e-003</b>	<b>0.0264</b>	<b>0.0131</b>	<b>1.7000e-004</b>		<b>2.1100e-003</b>	<b>2.1100e-003</b>		<b>2.1100e-003</b>	<b>2.1100e-003</b>		<b>33.3812</b>	<b>33.3812</b>	<b>6.4000e-004</b>	<b>6.2000e-004</b>	<b>33.5796</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	0.0448493	4.8000e-004	4.4000e-003	3.6900e-003	3.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004		5.2764	5.2764	1.0000e-004	1.0000e-004	5.3077
Single Family Housing	0.238891	2.5800e-003	0.0220	9.3700e-003	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1048	28.1048	5.4000e-004	5.2000e-004	28.2719
<b>Total</b>		<b>3.0600e-003</b>	<b>0.0264</b>	<b>0.0131</b>	<b>1.7000e-004</b>		<b>2.1100e-003</b>	<b>2.1100e-003</b>		<b>2.1100e-003</b>	<b>2.1100e-003</b>		<b>33.3812</b>	<b>33.3812</b>	<b>6.4000e-004</b>	<b>6.2000e-004</b>	<b>33.5796</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**



Palo Corona General Development Plan - Monterey County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1669	2.8700e-003	0.2484	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4459	0.4459	4.4000e-004	0.0000	0.4568
Unmitigated	0.1669	2.8700e-003	0.2484	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003	0.0000	0.4459	0.4459	4.4000e-004	0.0000	0.4568

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0223					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.5700e-003	2.8700e-003	0.2484	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		0.4459	0.4459	4.4000e-004		0.4568
<b>Total</b>	<b>0.1669</b>	<b>2.8700e-003</b>	<b>0.2484</b>	<b>1.0000e-005</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>	<b>0.0000</b>	<b>0.4459</b>	<b>0.4459</b>	<b>4.4000e-004</b>	<b>0.0000</b>	<b>0.4568</b>

Palo Corona General Development Plan - Monterey County, Summer

**6.2 Area by SubCategory**

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0223					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1370					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.5700e-003	2.8700e-003	0.2484	1.0000e-005		1.3700e-003	1.3700e-003		1.3700e-003	1.3700e-003		0.4459	0.4459	4.4000e-004		0.4568
<b>Total</b>	<b>0.1669</b>	<b>2.8700e-003</b>	<b>0.2484</b>	<b>1.0000e-005</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>		<b>1.3700e-003</b>	<b>1.3700e-003</b>	<b>0.0000</b>	<b>0.4459</b>	<b>0.4459</b>	<b>4.4000e-004</b>	<b>0.0000</b>	<b>0.4568</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

**8.0 Waste Detail**

**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

**10.0 Stationary Equipment**

Palo Corona General Development Plan - Monterey County, Summer

**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

**User Defined Equipment**

Equipment Type	Number
----------------	--------

**11.0 Vegetation**

---

Palo Corona General Development Plan - Monterey County, Annual

**Palo Corona General Development Plan  
Monterey County, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	1.00	1000sqft	0.02	1,000.00	0
Single Family Housing	3.00	Dwelling Unit	0.97	5,400.00	3

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	3.6	<b>Precipitation Freq (Days)</b>	55
<b>Climate Zone</b>	4			<b>Operational Year</b>	2020
<b>Utility Company</b>					
<b>CO2 Intensity (lb/MWhr)</b>	0	<b>CH4 Intensity (lb/MWhr)</b>	0	<b>N2O Intensity (lb/MWhr)</b>	0

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics -

Land Use - Ranger units modeled as single family homes. Assume 1,000 sf field office building

Construction Phase - no demo and paving phases. Conservatively assumed that building construction would occur over 50 days and arch coating would occur half way through building construction

Architectural Coating - MBARD Rule 426

Vehicle Trips - Assume 10 total ranger trips per day (3.33 trips per unit) and each trip covering 10 miles (each trip length 5 miles)

Woodstoves - No firepalces or woodstoves in ranger units

Energy Use - Ranger units would be solar powered

## Palo Corona General Development Plan - Monterey County, Annual

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	25.00
tblConstructionPhase	NumDays	100.00	50.00
tblFireplaces	FireplaceDayYear	82.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,508.00	0.00
tblFireplaces	NumberGas	1.89	0.00
tblFireplaces	NumberNoFireplace	0.18	0.00
tblFireplaces	NumberWood	0.93	0.00
tblLandUse	Population	9.00	3.00
tblVehicleTrips	HO_TL	7.50	5.00
tblVehicleTrips	HS_TL	7.30	5.00
tblVehicleTrips	HW_TL	10.80	5.00
tblVehicleTrips	ST_TR	9.91	3.33
tblVehicleTrips	SU_TR	8.62	3.33
tblVehicleTrips	WD_TR	9.52	3.33
tblWoodstoves	NumberCatalytic	0.09	0.00
tblWoodstoves	NumberNoncatalytic	0.09	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,120.00	0.00

## 2.0 Emissions Summary

---



Palo Corona General Development Plan - Monterey County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2019	3-31-2019	0.2896	0.2896
		Highest	0.2896	0.2896

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0300	3.6000e-004	0.0311	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0506	0.0506	5.0000e-005	0.0000	0.0518
Energy	5.6000e-004	4.8200e-003	2.3800e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5266	5.5266	1.1000e-004	1.0000e-004	5.5595
Mobile	7.4600e-003	0.0303	0.0797	1.9000e-004	0.0136	2.2000e-004	0.0138	3.6500e-003	2.1000e-004	3.8500e-003	0.0000	17.2063	17.2063	1.0100e-003	0.0000	17.2314
Waste						0.0000	0.0000		0.0000	0.0000	0.4567	0.0000	0.4567	0.0270	0.0000	1.1315
Water						0.0000	0.0000		0.0000	0.0000	0.1184	0.0000	0.1184	0.0122	2.9000e-004	0.5080
<b>Total</b>	<b>0.0380</b>	<b>0.0355</b>	<b>0.1132</b>	<b>2.2000e-004</b>	<b>0.0136</b>	<b>7.8000e-004</b>	<b>0.0144</b>	<b>3.6500e-003</b>	<b>7.7000e-004</b>	<b>4.4100e-003</b>	<b>0.5751</b>	<b>22.7835</b>	<b>23.3586</b>	<b>0.0403</b>	<b>3.9000e-004</b>	<b>24.4822</b>

Palo Corona General Development Plan - Monterey County, Annual

**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0300	3.6000e-004	0.0311	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0506	0.0506	5.0000e-005	0.0000	0.0518
Energy	5.6000e-004	4.8200e-003	2.3800e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5266	5.5266	1.1000e-004	1.0000e-004	5.5595
Mobile	7.4600e-003	0.0303	0.0797	1.9000e-004	0.0136	2.2000e-004	0.0138	3.6500e-003	2.1000e-004	3.8500e-003	0.0000	17.2063	17.2063	1.0100e-003	0.0000	17.2314
Waste						0.0000	0.0000		0.0000	0.0000	0.4567	0.0000	0.4567	0.0270	0.0000	1.1315
Water						0.0000	0.0000		0.0000	0.0000	0.1184	0.0000	0.1184	0.0122	2.9000e-004	0.5080
<b>Total</b>	<b>0.0380</b>	<b>0.0355</b>	<b>0.1132</b>	<b>2.2000e-004</b>	<b>0.0136</b>	<b>7.8000e-004</b>	<b>0.0144</b>	<b>3.6500e-003</b>	<b>7.7000e-004</b>	<b>4.4100e-003</b>	<b>0.5751</b>	<b>22.7835</b>	<b>23.3586</b>	<b>0.0403</b>	<b>3.9000e-004</b>	<b>24.4822</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail**

**Construction Phase**



Palo Corona General Development Plan - Monterey County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2019	1/1/2019	5	1	
2	Grading	Grading	1/2/2019	1/3/2019	5	2	
3	Building Construction	Building Construction	1/4/2019	3/14/2019	5	50	
4	Architectural Coating	Architectural Coating	2/18/2019	2/22/2019	5	25	

**Acres of Grading (Site Preparation Phase): 0.5**

**Acres of Grading (Grading Phase): 0**

**Acres of Paving: 0**

**Residential Indoor: 10,935; Residential Outdoor: 3,645; Non-Residential Indoor: 1,500; Non-Residential Outdoor: 500; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

**Trips and VMT**

Palo Corona General Development Plan - Monterey County, Annual

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	2	5.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	1.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

**3.2 Site Preparation - 2019**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6000e-004	4.4600e-003	2.0700e-003	0.0000		1.8000e-004	1.8000e-004		1.7000e-004	1.7000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.4413
<b>Total</b>	<b>3.6000e-004</b>	<b>4.4600e-003</b>	<b>2.0700e-003</b>	<b>0.0000</b>	<b>2.7000e-004</b>	<b>1.8000e-004</b>	<b>4.5000e-004</b>	<b>3.0000e-005</b>	<b>1.7000e-004</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>0.4378</b>	<b>0.4378</b>	<b>1.4000e-004</b>	<b>0.0000</b>	<b>0.4413</b>

Palo Corona General Development Plan - Monterey County, Annual

**3.2 Site Preparation - 2019**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.0000e-004	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0195	0.0195	0.0000	0.0000	0.0195
<b>Total</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>1.0000e-004</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.0195</b>	<b>0.0195</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0195</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6000e-004	4.4600e-003	2.0700e-003	0.0000		1.8000e-004	1.8000e-004		1.7000e-004	1.7000e-004	0.0000	0.4378	0.4378	1.4000e-004	0.0000	0.4413
<b>Total</b>	<b>3.6000e-004</b>	<b>4.4600e-003</b>	<b>2.0700e-003</b>	<b>0.0000</b>	<b>2.7000e-004</b>	<b>1.8000e-004</b>	<b>4.5000e-004</b>	<b>3.0000e-005</b>	<b>1.7000e-004</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>0.4378</b>	<b>0.4378</b>	<b>1.4000e-004</b>	<b>0.0000</b>	<b>0.4413</b>

Palo Corona General Development Plan - Monterey County, Annual

**3.2 Site Preparation - 2019**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.0000e-004	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0195	0.0195	0.0000	0.0000	0.0195
<b>Total</b>	<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>1.0000e-004</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.0195</b>	<b>0.0195</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0195</b>

**3.3 Grading - 2019**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005		5.4000e-004	5.4000e-004		5.1000e-004	5.1000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	1.0570
<b>Total</b>	<b>9.5000e-004</b>	<b>8.6000e-003</b>	<b>7.6900e-003</b>	<b>1.0000e-005</b>	<b>7.5000e-004</b>	<b>5.4000e-004</b>	<b>1.2900e-003</b>	<b>4.1000e-004</b>	<b>5.1000e-004</b>	<b>9.2000e-004</b>	<b>0.0000</b>	<b>1.0520</b>	<b>1.0520</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>1.0570</b>

Palo Corona General Development Plan - Monterey County, Annual

**3.3 Grading - 2019**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	5.0000e-005	4.1000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0779	0.0779	0.0000	0.0000	0.0780
<b>Total</b>	<b>5.0000e-005</b>	<b>5.0000e-005</b>	<b>4.1000e-004</b>	<b>0.0000</b>	<b>8.0000e-005</b>	<b>0.0000</b>	<b>8.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0779</b>	<b>0.0779</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0780</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.5000e-004	8.6000e-003	7.6900e-003	1.0000e-005		5.4000e-004	5.4000e-004		5.1000e-004	5.1000e-004	0.0000	1.0520	1.0520	2.0000e-004	0.0000	1.0570
<b>Total</b>	<b>9.5000e-004</b>	<b>8.6000e-003</b>	<b>7.6900e-003</b>	<b>1.0000e-005</b>	<b>7.5000e-004</b>	<b>5.4000e-004</b>	<b>1.2900e-003</b>	<b>4.1000e-004</b>	<b>5.1000e-004</b>	<b>9.2000e-004</b>	<b>0.0000</b>	<b>1.0520</b>	<b>1.0520</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>1.0570</b>

Palo Corona General Development Plan - Monterey County, Annual

**3.3 Grading - 2019**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	5.0000e-005	4.1000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0779	0.0779	0.0000	0.0000	0.0780
<b>Total</b>	<b>5.0000e-005</b>	<b>5.0000e-005</b>	<b>4.1000e-004</b>	<b>0.0000</b>	<b>8.0000e-005</b>	<b>0.0000</b>	<b>8.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0779</b>	<b>0.0779</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0780</b>

**3.4 Building Construction - 2019**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0239	0.2455	0.1886	2.8000e-004		0.0151	0.0151		0.0139	0.0139	0.0000	25.5751	25.5751	8.0900e-003	0.0000	25.7774
<b>Total</b>	<b>0.0239</b>	<b>0.2455</b>	<b>0.1886</b>	<b>2.8000e-004</b>		<b>0.0151</b>	<b>0.0151</b>		<b>0.0139</b>	<b>0.0139</b>	<b>0.0000</b>	<b>25.5751</b>	<b>25.5751</b>	<b>8.0900e-003</b>	<b>0.0000</b>	<b>25.7774</b>

Palo Corona General Development Plan - Monterey County, Annual

**3.4 Building Construction - 2019**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	1.2000e-004	1.0300e-003	0.0000	2.0000e-004	0.0000	2.0000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1948	0.1948	1.0000e-005	0.0000	0.1951
<b>Total</b>	<b>1.2000e-004</b>	<b>1.2000e-004</b>	<b>1.0300e-003</b>	<b>0.0000</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>2.0000e-004</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.1948</b>	<b>0.1948</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.1951</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0239	0.2455	0.1886	2.8000e-004		0.0151	0.0151		0.0139	0.0139	0.0000	25.5751	25.5751	8.0900e-003	0.0000	25.7774
<b>Total</b>	<b>0.0239</b>	<b>0.2455</b>	<b>0.1886</b>	<b>2.8000e-004</b>		<b>0.0151</b>	<b>0.0151</b>		<b>0.0139</b>	<b>0.0139</b>	<b>0.0000</b>	<b>25.5751</b>	<b>25.5751</b>	<b>8.0900e-003</b>	<b>0.0000</b>	<b>25.7774</b>

Palo Corona General Development Plan - Monterey County, Annual

**3.4 Building Construction - 2019**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2000e-004	1.2000e-004	1.0300e-003	0.0000	2.0000e-004	0.0000	2.0000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1948	0.1948	1.0000e-005	0.0000	0.1951
<b>Total</b>	<b>1.2000e-004</b>	<b>1.2000e-004</b>	<b>1.0300e-003</b>	<b>0.0000</b>	<b>2.0000e-004</b>	<b>0.0000</b>	<b>2.0000e-004</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.1948</b>	<b>0.1948</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.1951</b>

**3.5 Architectural Coating - 2019**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.1500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.7000e-004	4.5900e-003	4.6000e-003	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6397
<b>Total</b>	<b>8.8200e-003</b>	<b>4.5900e-003</b>	<b>4.6000e-003</b>	<b>1.0000e-005</b>		<b>3.2000e-004</b>	<b>3.2000e-004</b>		<b>3.2000e-004</b>	<b>3.2000e-004</b>	<b>0.0000</b>	<b>0.6383</b>	<b>0.6383</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.6397</b>



Palo Corona General Development Plan - Monterey County, Annual

**3.5 Architectural Coating - 2019**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	8.1500e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.7000e-004	4.5900e-003	4.6000e-003	1.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	0.6383	0.6383	5.0000e-005	0.0000	0.6397
<b>Total</b>	<b>8.8200e-003</b>	<b>4.5900e-003</b>	<b>4.6000e-003</b>	<b>1.0000e-005</b>		<b>3.2000e-004</b>	<b>3.2000e-004</b>		<b>3.2000e-004</b>	<b>3.2000e-004</b>	<b>0.0000</b>	<b>0.6383</b>	<b>0.6383</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.6397</b>

Palo Corona General Development Plan - Monterey County, Annual

**3.5 Architectural Coating - 2019**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**4.0 Operational Detail - Mobile**

---

**4.1 Mitigation Measures Mobile**

Palo Corona General Development Plan - Monterey County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	7.4600e-003	0.0303	0.0797	1.9000e-004	0.0136	2.2000e-004	0.0138	3.6500e-003	2.1000e-004	3.8500e-003	0.0000	17.2063	17.2063	1.0100e-003	0.0000	17.2314
Unmitigated	7.4600e-003	0.0303	0.0797	1.9000e-004	0.0136	2.2000e-004	0.0138	3.6500e-003	2.1000e-004	3.8500e-003	0.0000	17.2063	17.2063	1.0100e-003	0.0000	17.2314

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	11.03	2.46	1.05	20,026	20,026
Single Family Housing	9.99	9.99	9.99	16,147	16,147
Total	21.02	12.45	11.04	36,173	36,173

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Single Family Housing	5.00	5.00	5.00	44.00	18.80	37.20	86	11	3

4.4 Fleet Mix

Palo Corona General Development Plan - Monterey County, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.533135	0.030877	0.202665	0.141212	0.024955	0.006027	0.018072	0.025901	0.004150	0.002959	0.007890	0.001253	0.000905
Single Family Housing	0.533135	0.030877	0.202665	0.141212	0.024955	0.006027	0.018072	0.025901	0.004150	0.002959	0.007890	0.001253	0.000905

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Mitigated	5.6000e-004	4.8200e-003	2.3800e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5266	5.5266	1.1000e-004	1.0000e-004	5.5595
NaturalGas Unmitigated	5.6000e-004	4.8200e-003	2.3800e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5266	5.5266	1.1000e-004	1.0000e-004	5.5595

Palo Corona General Development Plan - Monterey County, Annual

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	16370	9.0000e-005	8.0000e-004	6.7000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.8736	0.8736	2.0000e-005	2.0000e-005	0.8788
Single Family Housing	87195.3	4.7000e-004	4.0200e-003	1.7100e-003	3.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	4.6531	4.6531	9.0000e-005	9.0000e-005	4.6807
<b>Total</b>		<b>5.6000e-004</b>	<b>4.8200e-003</b>	<b>2.3800e-003</b>	<b>3.0000e-005</b>		<b>3.8000e-004</b>	<b>3.8000e-004</b>		<b>3.8000e-004</b>	<b>3.8000e-004</b>	<b>0.0000</b>	<b>5.5266</b>	<b>5.5266</b>	<b>1.1000e-004</b>	<b>1.1000e-004</b>	<b>5.5595</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	16370	9.0000e-005	8.0000e-004	6.7000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.8736	0.8736	2.0000e-005	2.0000e-005	0.8788
Single Family Housing	87195.3	4.7000e-004	4.0200e-003	1.7100e-003	3.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004	0.0000	4.6531	4.6531	9.0000e-005	9.0000e-005	4.6807
<b>Total</b>		<b>5.6000e-004</b>	<b>4.8200e-003</b>	<b>2.3800e-003</b>	<b>3.0000e-005</b>		<b>3.8000e-004</b>	<b>3.8000e-004</b>		<b>3.8000e-004</b>	<b>3.8000e-004</b>	<b>0.0000</b>	<b>5.5266</b>	<b>5.5266</b>	<b>1.1000e-004</b>	<b>1.1000e-004</b>	<b>5.5595</b>

Palo Corona General Development Plan - Monterey County, Annual

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	17830	0.0000	0.0000	0.0000	0.0000
Single Family Housing	24271.7	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	17830	0.0000	0.0000	0.0000	0.0000
Single Family Housing	24271.7	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

Palo Corona General Development Plan - Monterey County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0300	3.6000e-004	0.0311	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0506	0.0506	5.0000e-005	0.0000	0.0518
Unmitigated	0.0300	3.6000e-004	0.0311	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0506	0.0506	5.0000e-005	0.0000	0.0518

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	4.0700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0250					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.5000e-004	3.6000e-004	0.0311	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0506	0.0506	5.0000e-005	0.0000	0.0518
<b>Total</b>	<b>0.0300</b>	<b>3.6000e-004</b>	<b>0.0311</b>	<b>0.0000</b>		<b>1.7000e-004</b>	<b>1.7000e-004</b>		<b>1.7000e-004</b>	<b>1.7000e-004</b>	<b>0.0000</b>	<b>0.0506</b>	<b>0.0506</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.0518</b>

Palo Corona General Development Plan - Monterey County, Annual

**6.2 Area by SubCategory**

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	4.0700e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0250					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.5000e-004	3.6000e-004	0.0311	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	0.0506	0.0506	5.0000e-005	0.0000	0.0518
<b>Total</b>	<b>0.0300</b>	<b>3.6000e-004</b>	<b>0.0311</b>	<b>0.0000</b>		<b>1.7000e-004</b>	<b>1.7000e-004</b>		<b>1.7000e-004</b>	<b>1.7000e-004</b>	<b>0.0000</b>	<b>0.0506</b>	<b>0.0506</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.0518</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**



Palo Corona General Development Plan - Monterey County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.1184	0.0122	2.9000e-004	0.5080
Unmitigated	0.1184	0.0122	2.9000e-004	0.5080

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	0.177734 / 0.108934	0.0564	5.7900e-003	1.4000e-004	0.2419
Single Family Housing	0.195462 / 0.123226	0.0620	6.3700e-003	1.5000e-004	0.2661
<b>Total</b>		<b>0.1184</b>	<b>0.0122</b>	<b>2.9000e-004</b>	<b>0.5080</b>

Palo Corona General Development Plan - Monterey County, Annual

**7.2 Water by Land Use**

**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	0.177734 / 0.108934	0.0564	5.7900e-003	1.4000e-004	0.2419
Single Family Housing	0.195462 / 0.123226	0.0620	6.3700e-003	1.5000e-004	0.2661
<b>Total</b>		<b>0.1184</b>	<b>0.0122</b>	<b>2.9000e-004</b>	<b>0.5080</b>

**8.0 Waste Detail**

---

**8.1 Mitigation Measures Waste**

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.4567	0.0270	0.0000	1.1315
Unmitigated	0.4567	0.0270	0.0000	1.1315

Palo Corona General Development Plan - Monterey County, Annual

**8.2 Waste by Land Use**

**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	0.93	0.1888	0.0112	0.0000	0.4677
Single Family Housing	1.32	0.2680	0.0158	0.0000	0.6638
<b>Total</b>		<b>0.4567</b>	<b>0.0270</b>	<b>0.0000</b>	<b>1.1315</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	0.93	0.1888	0.0112	0.0000	0.4677
Single Family Housing	1.32	0.2680	0.0158	0.0000	0.6638
<b>Total</b>		<b>0.4567</b>	<b>0.0270</b>	<b>0.0000</b>	<b>1.1315</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

Palo Corona General Development Plan - Monterey County, Annual

**10.0 Stationary Equipment**

---

**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

**User Defined Equipment**

Equipment Type	Number
----------------	--------

**11.0 Vegetation**

---

**Greenhouse Gas Emission Worksheet**  
**N2O Mobile Emissions**

Palo Corona Regional Park

From CalEEMod Vehicle Fleet Mix Output:

Annual VMT: 36,173

Vehicle Type	Percent Type	CH4 Emission Factor (g/mile)*	CH4 Emission (g/mile)**	N2O Emission Factor (g/mile)*	N2O Emission (g/mile)**
Light Auto	54.7%	0.04	0.0218877	0.04	0.021888
Light Truck < 3750 lbs	4.5%	0.05	0.0022589	0.06	0.002711
Light Truck 3751-5750 lbs	20.3%	0.05	0.0101372	0.06	0.012165
Med Truck 5751-8500 lbs	12.2%	0.12	0.0145812	0.2	0.024302
Lite-Heavy Truck 8501-10,000 lbs	1.6%	0.12	0.0019376	0.2	0.003229
Lite-Heavy Truck 10,001-14,000 lbs	0.6%	0.09	0.0005529	0.125	0.000768
Med-Heavy Truck 14,001-33,000 lbs	2.0%	0.06	0.0011846	0.05	0.000987
Heavy-Heavy Truck 33,001-60,000 lbs	3.0%	0.06	0.0017967	0.05	0.001497
Other Bus	0.2%	0.06	0.0001487	0.05	0.000124
Urban Bus	0.2%	0.06	0.0001362	0.05	0.000114
Motorcycle	0.5%	0.09	0.000457	0.01	5.08E-05
School Bus	0.1%	0.06	4.092E-05	0.05	3.41E-05
Motor Home	0.1%	0.09	8.019E-05	0.125	0.000111
<b>Total</b>	<b>100.0%</b>		<b>0.0551997</b>		<b>0.06798</b>

**Total Emissions (metric tons) =**  
**Emission Factor by Vehicle Mix (g/mi) x Annual VMT(mi) x 0.000001 metric tons/g**

**Conversion to Carbon Dioxide Equivalency (CO2e) Units based on Global Warming Potential (GWP)**

CH4 21 GWP  
 N2O 310 GWP  
 1 ton (short, US) = 0.90718474 metric ton

**Annual Mobile Emissions:**

	Total Emissions	Total CO2e units
N2O Emissions:	0.0025 metric tons N2O	0.76 metric tons CO2e
<b>Project Total:</b>		<b>0.76 metric tons CO2e</b>

**References**

\* from Table C.4: Methane and Nitrous Oxide Emission Factors for Mobile Sources by Vehicle and Fuel Type (g/mile).  
 in California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 3.1, January 2009.  
 Assume Model year 2000-present, gasoline fueled.  
 \*\* Source: California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 3.1, January 2009.

# Appendix B

---

Fish Lower Barn Historic Structure Report

**Fish Lower Barn  
Historic Structure Report**

**Carmel-by-the-Sea, California**

---



prepared for the  
**Monterey Peninsula Regional  
Park District**  
60 Garden Court, Suite 325  
Monterey, California

prepared by  
**Architectural Resources Group**  
San Francisco, California

---

December 2007





**Table of Contents**

I. EXECUTIVE SUMMARY ..... 1

II. METHODOLOGY ..... 6

III. HISTORICAL OVERVIEW AND CONTEXT ..... 8

IV. SIGNIFICANCE AND INTEGRITY EVALUATION ..... 11

V. CHRONOLOGY AND DEVELOPMENT OF USE ..... 15

VI. PHYSICAL DESCRIPTION ..... 19

VII. CONDITIONS ASSESSMENT ..... 30

VIII. BUILDING CODE REVIEW ..... 40

IX. TREATMENT RECOMMENDATIONS ..... 46

X. REFERENCES ..... 53

**Appendices**

- Appendix A. Historic Photographs of Fish Lower Barn
- Appendix B. Photographs of Existing Conditions
- Appendix C. Existing Conditions Drawings
- Appendix D. Keith Abey Engineer Structural Assessment Report
- Appendix E. Preliminary Budget Estimate



## **Project Team**

### ***Client***

Monterey Peninsula Regional Park District  
60 Garden Court, Suite 325  
Monterey, California 93940-5341  
Tim Jenson, Planning and Programs Manager

### ***Consultants***

#### **Architectural**

Architectural Resources Group  
Pier 9, The Embarcadero  
San Francisco, California 94111  
Glenn David Mathews, Senior Associate  
Kelly H. Wong, Project Manager  
Lisa Kucik, Job Captain

#### **Structural**

Keith Abey Structural Engineer  
446 17<sup>th</sup> Street, Suite 304  
Oakland, California 94612  
Keith Abey, Principal

#### **Cost Estimator**

Karen Jensen  
245 N. Claremont Street  
San Mateo, CA 94401



## **Acknowledgments**

Special thanks granted to Tim Jensen of Monterey Peninsula Regional Park District for offering an excellent introduction to the Palo Corona Regional Park. Mr. Jensen also provided proper orientation and access to the Fish Lower Barn during our investigation, as well as a floor plan to compare to our field measurements. He also acted as liaison between ARG and Diana Fish, by supplying us with three historic photographs from the Archives of S. Fish, a private collection. ARG would like to thank Diana Fish for her generosity in providing these three historic photographs for use in this report.

Additionally, we would like to thank Enid Sales, the Executive Director of the Carmel Preservation Foundation, who provided the nomination report for the Monterey County Register of Historic Resources. This report presented a vast historical overview of Palo Corona Ranch site and the Fish Lower Barn, as well as significant information on the master builder M.J. Murphy, which this report's historical context is mainly based on.



## I. EXECUTIVE SUMMARY AND ADMINISTRATIVE DATA

### **Fish Lower Barn**

Architectural Resources Group (ARG) was retained by the Monterey Peninsula Regional Park District (MPRPD) to produce a Historic Structure Report (HSR) for the Fish Lower Barn located in Carmel-by-the-Sea, Monterey County, California. The Historic Structure Report contains a brief history of the structure, an evaluation of the architectural materials and features, an assessment of the existing conditions, and treatment recommendations for the future rehabilitation of the structure into a public historic site. Recommendations also address life and safety issues as well as disabled access to the barn. Keith Abey, structural engineer, was retained by ARG to conduct a structural analysis of the existing structure and provide recommendations for improving the structural roof, floor, and wall-framing systems. The intended purpose of the report is to provide specific recommendations for the rehabilitation of the Fish Lower Barn.

Situated within the Palo Corona Regional Park, the Fish Lower Barn, also known as the Fish Barn or the Lower Barn,<sup>1</sup> was originally constructed in 1929. The barn was commissioned by owner Sidney Fish who purchased the 155-acre Palo Corona Ranch in 1927, a year after moving from New York to California with his wife and son to recover from pneumonia. Once settled in Carmel Valley, Fish left behind his days as a New York lawyer and became a devoted cattleman in Carmel Valley.

The barn today maintains its overall integrity although the original wood shingle roof was later replaced with rolled roofing, possibly to mitigate water infiltration through an aged and deteriorated roof, and in 1999 a concrete slab was poured at the east aisle and rear storage area. Its three-aisle plan, local redwood timbers, original board-and-batten wood siding, sliding doors, and intact hoist for lifting hay through the loft door all contribute to its significance. Its use as a hay barn until 1996 shows not only the durability of the structure, but the fine craftsmanship of a master builder who recognized the importance of good design and the appropriate materials in construction.

The Fish Lower Barn is representative of the barns found in Carmel Valley in the early twentieth century and a fine example of one designed and constructed by Carmel Valley's master builder M.J. Murphy. During a period when ranching was prevalent and when urban sophisticates migrated in search of a life

---

<sup>1</sup> Historic Preservation Associates. *Monterey County Register of Historic Resources – Nomination Form, Fish Lower Front Barn*. Carmel: May 30, 2005. 1. Also known as the Stuyvesant Fish Barn.

away from the busy city traffic where they could entertain other socialites, M.J. Murphy was the builder of choice in the community. He constructed ranch houses, barns, and other rural structures for the cattlemen and farmers of Carmel. From the age of nineteen, his skills as a designer and builder contributed tremendously to his career, in which he built more than half of the houses in early Carmel.

In addition to an understanding of the history of the Fish Lower Barn, evaluating the current conditions of the structure is also valuable in considering appropriate treatments for its preservation. In the assessment of the Fish Lower Barn, a few areas of active deterioration were identified; these are considered the highest priority for treatment before work in rehabilitating the structure begins. On the exterior, these conditions include some decayed members of the structural framing systems at the roof, wall, and floors, as well as deteriorated wood rafter ends—resulting from insect damage and exposure to water. On the interior, a few timber columns, roof trusses, and center ridge beam show signs of decay, primarily from insect infestation. Core samples from these members indicate their treatment, coupled with other work to strengthen the structural integrity, is important to the barn's preservation. Additionally, the wood floor area immediately inside the center aisle doors is another critical area in poor condition. As a result of heavy usage, water infiltration from the roof, insect infestation, and storage of heavy materials upon the floorboards and supporting framing, this area is currently reinforced and covered with nailed wood boards. The existing drainage system around the structure is also considered a priority area for treatment since this would alleviate the current problem with water collecting around the barn. Other minor conditions affecting the preservation and current use of the barn include: water infiltration through the exterior wall boards seen as watermarks; foam insulation used to fill in gaps between boards at the south elevation; and backsplash around the base of the building caused by water draining from the shed (or pent) roofs.

The purpose of the recommended treatment is to improve the material and structural deficiencies in order to prolong the life of the structure while retaining the maximum amount of historic fabric and provide recommendations for upgrades required by code for rehabilitating the barn into a public historic site. These treatments include the treatment, repair, or replacement of some members of the existing roof, wall, and floor framing systems and installation of new shingle roofing and drainage systems.

Modifications to improve fire and life safety and disabled accessibility and structural systems for the rehabilitation of the barn are also recommended. The State Historical Building Code (SHBC) should be employed to ensure that future work does not adversely affect the significant historic resources of the barn.



The contents of this HSR are:

- Summary of the methodology used for the field survey;
- Concise historical context for the building;
- Detailed chronology of the buildings development, including alterations made over time;
- Building descriptions;
- List of character-defining features;
- Evaluation of existing conditions;
- Existing conditions drawings; and
- Prioritized recommendations.

#### **Administrative Data**

Historic Name(s): Fish Barn, Lower Barn  
Current Name: Fish Lower Barn  
Location: Highway 1, Carmel-by-the-Sea, California  
Property: Palo Corona Regional Park  
Owner: Monterey Peninsula Regional Park District  
Designation: Monterey County Register of Historic Resources,  
California Register of Historical Resources (pending)

#### **Overview of Prioritized Recommendations**

##### ***Repair Recommendations***

1. Stabilization of roof framing for pest control access for gable and shed roofs;
2. Treatment of pest infestation for the entire barn;
3. Stabilization of deteriorated floor area in the center aisle;
4. Structural strengthening of roof framing at gable and shed roofs;
5. Replacement of existing corrugated metal roofing with original roofing material;
6. Repair surface decay of timber and wood elements;
7. Repair of the base of exterior wood siding;
8. Refinishing of exterior wood siding;
9. Installation of flashing at the south elevation;
10. Improvement of site drainage; and
11. Removal of vegetation at perimeter of building.

***Code Upgrades***

1. Structural strengthening of wall framing system for the entire barn;
2. Structural strengthening of floor framing and repair of salvaged floorboards at the center aisle;
3. Fire and life safety changes;
  - Exit sign illumination;
  - Smoke alarm; and
  - Fire sprinkler (if required).
4. Additional means of egress at center aisle;
5. Additional means of egress at office area;
6. Disabled accessibility upgrades:
  - Center aisle space;
  - Office area;
  - East and west aisle areas;
  - Listening devices;
  - Drinking fountains; and
  - Parking space.

The following is the *Preliminary Budget Estimate* for the above mentioned recommendations:

**Preliminary Budget Estimate*****Repair Recommendations***

<u>Repair Item</u>	<u>Estimate</u>
1. Stabilization of roof framing	\$ 21,202
2. Pest Control (not included)	\$ 0
3. Stabilization of floor area	\$ 480
4. Structural strengthening of roof framing	\$ 4,160
5. Replacement of roof	\$ 48,780
6. Repair timber and wood surface decay	\$ 12,000
7. Repair bases of exterior wood siding	\$ 3,500
8. Refinishing of exterior wood siding	\$ 25,556
9. Installation of flashing at south elevation	\$ 880
10. Improvement of site drainage	\$ 12,000
11. Removal of vegetation at perimeter of building	\$ 1,250

**Code Upgrades**

<u>Upgrade Item</u>	<u>Estimate</u>
1. Strengthening of wall framing	\$ 4,113
2. Strengthening of floor framing	\$ 31,893
3. Fire and life safety changes	\$ 17,395
▪ Exit sign illumination	\$ 4,000
▪ Smoke alarm	\$ 2,800
▪ Fire sprinkler (if required)	\$ 10,595
4. Additional means of egress at center aisle	\$ 4,500
5. Additional means of egress at office area	\$ 2,600
6. Disabled accessibility upgrades:	\$ 18,125
▪ Center aisle space (included above in 3. Fire and Life Safety)	\$ 0
▪ Office area	\$ 7,500
▪ East and west aisle areas	\$ 1,000
▪ Listening devices	\$ 3,500
▪ Drinking fountains	\$ 3,750
▪ Parking spaces	\$ 2,375
7. Communications	8,190
8. Misc. Improvements for Use	\$ 40,000
<b>TOTAL</b>	<b>\$ 256,623</b>

## II. METHODOLOGY

The purpose of this document is to provide a summary of ARG's: existing conditions assessment of the Fish Lower Barn at the Palo Corona Regional Park; repair recommendations for the preservation of this structure; a code analysis for the future rehabilitation of the structure as a public historic site; and a cost analysis of the different tasks to be undertaken. The conditions assessment is based on the investigation of the overall site, as well as examination of the physical fabric and materials systems of the structure conducted by ARG and its structural engineer consultant. Historical background of the site and barn provided by the Monterey Peninsula Regional Park District and the Monterey County Register of Historic Resources nomination report were excellent resources for better understanding the development of the structure within a greater context of early Carmel history. Other recommendations include the work to be undertaken, should the decision be made to rehabilitate the Fish Lower Barn into a site for public access.

Field investigation of the Fish Lower Barn was conducted on March 14 and 15, 2007 by an ARG project team consisting of architects and conservators including Glenn David Mathews, Kelly Wong, and Lisa Kusik. Additionally, a structural examination was undertaken by Keith Abey of Keith Abey Structural Engineer to determine the conditions of the existing structural members. On-site investigation not only provided important information on the current building conditions, but also an insight to the building chronology and site development of the Palo Corona Ranch. Since drawings were not provided for our investigation, documentation began with hand drawings of the site and building plan, exterior and interior elevations, and sections of the barn, followed by field measuring using tapes and a hand-held laser meter DISTO. Once the drawings were complete, photocopies of each drawing were made, on which existing conditions were then recorded. These drawings and conditions were created in CAD and can be found in Appendix C. Exterior conditions were assessed on foot and with the use of binoculars. Interior conditions were examined on foot and with the use of a 35-foot scissor lift. Special care in protecting the existing historic wood floors was taken by placing a layer of 1-1/2 inch thick plywood under the area where the lift sat during the investigation. Due to the fragility of certain areas of the interior floor, we limited our investigation to the areas where the floor was considered stable and able to withstand the load of the lift. Probes of the wood members were performed to provide further information on the condition of the structure. Where probes showed a prevalence of deterioration, core sampling of the wood member were conducted using a 3/4-inch diameter drill to verify the extent (or depth) of the deterioration. Results from these probes and the core sampling are included in the condition assessment section of this report.

The historical overview section of this report is based on the compilation of information, including the personal interview with Tim Jensen of the MPRPD, a personal narrative by Enid Sales, Executive Director of Carmel Preservation Foundation, and the Monterey County Register of Historic Resources nomination report. The nomination report not only provided a historical development of the ownership and uses of the site and barn, but also an explanation of the background and significance of the master builder.

In addition to providing ARG with a contextual background of the site, the MPRPD also offered a brief history of the uses of the Fish Lower Barn. They also expressed their desire to develop the barn into a public historic site where they can use it as a community space for educational and recreational purposes.

MPRPD informed ARG that Diana Fish, the daughter-in-law of the original owner, Sydney Fish, currently resides on a private property situated on the hill above the barn and possesses a photographic archive of the original Fish property, including the Fish Lower Barn. Although we were provided three historical photographs that show the vast pastoral landscape of the Palo Coronado Ranch site; they unfortunately do not provide any close range view of the Fish Lower Barn or any of its significant architectural details.

Treatment recommendations were developed based on the assessment of existing conditions, consideration of the barn's historical significance, as well as the potential future reuse of the structure as a public historic site. The recommended repair approach is intended to preserve as much of the historic fabric as possible, while repairing the structural deficiencies at the Fish Lower Barn. Treatments have been prioritized based on the severity of the existing conditions. The relationship of the Fish Lower Barn and its context within the greater Palo Corona Regional Park was also considered when developing the recommendations.

### III. HISTORICAL OVERVIEW AND CONTEXT

#### Site Development

The property on which the Fish Lower Barn is located dates back to as early as 1835, when Governor Jose Figueroa granted the parcel of land, called San Jose y Sur Chiquito to Teodoro Gonzales following Mexico's independence from Spain. When the land was re-granted to Marcelino Escobar in 1839, the property was used as a ranch for cattle herding and farming. It should be noted that this was not the beginning of cattle herding in Monterey County; the first supply of cattle arrived in the area in 1771 when Father Junipero Serra established the Mission San Carlos down the road (presently Highway 1). Between 1839 and 1890, the ranch changed ownership several times until it was purchased by Joseph W. Gregg from the Carmelo Land and Coal Company. The 1,200 acres of land, in addition to other parcels of land owned by Gregg, became to be known as Gregg's Ranch. In 1904, Gregg granted the northeastern 155 acres, including the current Fish Lower Barn site, to his three daughters Elizabeth Ann, Lola Mary, and Mary Ann Steadman. This parcel of land purchased by Sidney Fish in 1926 from Elizabeth Ann Gregg Oliver, along with additional adjacent properties became known as the Palo Corona Ranch.

#### Building Development

Leaving behind his life as a lawyer on the East Coast in order to recuperate from pneumonia, Sidney Fish began a new life of cattle herding in Monterey. Sidney Fish commissioned M.J. Murphy to design the Fish Lower Barn in 1927 after he, his wife Olga, and son Stuyvesant moved from New York to California. Two years later, in 1929, the three-aisle timber framed barn was constructed on the lower bluff of the Palo Corona Ranch by Murphy at the peak of his career. The barn was used primarily for storing hay, but also served to house ranch animals and store ranch equipment. The loft doors located below the gabled roof at both north and south elevations of the barn allowed transport of hay in and out of the center aisle by way of a hoist hanging from a square beam above. The openings of these doors appear to have been altered, as evidenced by the filled opening below. Stalls in the west aisle were used to shelter work horses. On the interior, the low wall opened at the top, located between the center and west aisles, permitted easy transfer of hay from the center aisle to the wooden trough along the eastern west aisle wall where the horses were fed. The remainder of the building was used to store ranch equipment such as wagons and tools. The feed silos sitting on top of a stone retaining wall at the rear of the barn

indicate that the barn once housed other ranch animals, such as Russian wild boar, which Sidney Fish was well known for.<sup>2</sup>

The structure is typical of the Midwest style of barns built in California at the end of the 19<sup>th</sup> century. These barns were known as the Midwest 3-portal style, or the transverse frame barns, and consist of a central aisle and enclosed side aisles.<sup>3</sup> They typically have a hay hood and large gable-end loft doors, and were found throughout the Salinas Valley where dairy farms were prevalent.

Upon Sidney Fish's death in 1954, the Ranch was inherited by his son Stuyvesant Fish. In 1988, after the death of Stuyvesant Fish, the property passed to his wife, Diana Fish. For almost a decade, between 1988 and 1996, Mrs. Fish maintained the Palo Corona Ranch compound, managing the working cattle operation and the barn corrals. Little record of the history of the Lower Fish Barn exists [as public record] between the year it was built in 1929 and when part of the Palo Corona Ranch was sold to Craig Mc Craw, under the name of Fish Land Trust, in 1996. At an unknown date between 1929 and 1996, rolled roofing was installed on top of the original roof. It is also unknown by whom this work was undertaken.

The Fish Land Trust purchase included the Palo Corona Ranch, less the 93 acres on which the Fish family home and compound sat, which were retained by Diana Fish. In 1999, improvements to the Fish Lower Barn were undertaken by the Fish Land Trust including the replacement of the previous roof (rolled roofing, which was installed on top of the original roof) with a new corrugated metal roof. This new roof necessitated the installation of new wood rafters and sleepers. At this time, new reinforced concrete slabs were poured in the east aisle and the rear storage rooms. Above the concrete slab at the southeast corner of the barn, a raised floor was built to support the kitchen and bathroom. It is probable that at this time, the concrete perimeter footing around the west aisle was also poured. The French drain installed along the exterior west elevation was undertaken in 2007 to improve drainage in this area. The Fish Lower Barn continued to be used as hay storage at the center aisle, shelter for horses at the west aisle, and storage for ranch equipment at the east aisle. However, the rear storage areas served a new function with the construction of a new kitchen and bathroom. While the work performed added to the comfort of the

---

<sup>2</sup> Tim Jensen (Planning and Programs Manager, Monterey Peninsula Regional Park District). In discussion with the author, March 14, 2007.

user, by not keeping with the nature of the historic building material deems it non-historic and thus, specifically not included in the building's period of significance. Additionally, the rolled metal roofing that was installed in the 1940's also broaches the same issue of not maintaining the historic character of the original construction and therefore, also considered to not be a part of the period of significance.<sup>4</sup>

In 2002, the Nature Conservancy and the Big Sur Land Trust purchased the Palo Corona Ranch. It is unknown whether any work to the barn was undertaken under their ownership.

Two years later, on April 2, 2004, Monterey Peninsula Regional Park District (MPRPD) purchased the northern most 680 acres of the 10,000-acre Palo Corona Ranch, including the Fish Lower Barn, for permanent public ownership as a Regional Park on April 2, 2004. Soon after, the ranch allocated the southern half of the ranch to the California Department of Fish & Game and becomes the current co-owners with the MPRPD of the Palo Corona Regional Park. The MPRPD recently completed the installation of the French drain along the west elevation, in 2007, and retained ARG to produce this Historic Structure Report in order to research the possibility of developing the Fish Lower Barn into a public historic site.

An understanding of the development of the Palo Corona Ranch and the history of the Fish Lower Barn is a critical to the assessing existing materials and designing appropriate treatments. The background information provided in this section is not intended to be a complete and comprehensive history of the Fish Lower Barn, but rather a contextual overview for the conditions and treatment recommendations discussed later in the report.

---

<sup>3</sup> Noble, Allen G. and Richard K. Cleek. *The Old Barn Book: A Field Guide to North American Barns & Other Farm Structures*. New Brunswick, New Jersey: Rutgers University Press, 2004. 74.

<sup>4</sup> Email correspondence between Tim Jensen and Diana Fish on May 13, 2007 revealed that according to long-time neighbor Bill Askew, the original shingled roof was changed to corrugated metal in the 1940's.



#### IV. SIGNIFICANCE AND INTEGRITY EVALUATION

“Barns are visible links to a way of life that is rapidly disappearing.”<sup>5</sup>

– Allen G. Noble and Richard K. Cleek

##### Introduction

The Fish Lower Barn is an excellent example of a work by Master builder M.J. Murphy and is representative of the type of barns found in Monterey County in the early 20<sup>th</sup> century. Its period of significance is the date of construction, 1929.

##### Statement of Significance

The Fish Lower Barn was built on the lower bluff of the Palo Corona Ranch to support the Fish Family cattle herding operation in Carmel Valley. Of historic significance, the property is associated with people and events that have made a considerable contribution to California’s coastal ranching and cattle herding industry.

In terms of its form, massing, detail, and materials, the building is typical of the Midwest 3-portal style barns, which arrived in California at the end of the 19<sup>th</sup> century. The predominant use of wood as a building material is noteworthy. The Fish Lower Barn was built to serve a multitude of tasks including storage of hay at the center aisle, shelter for workhorses and other ranch animals at the west aisle, and storage of ranch equipment throughout the rest of the building. The design is similar to the dairy farms found throughout the Salinas Valley, and the barn’s survival in its current form is remarkable because of the ephemeral nature of its building material. Not only is the barn representative of a period when ranching and cattle herding was popular in the Carmel Valley, but the Fish Lower Barn also signifies the importance of a Master Builder, M.J. Murphy who helped create architecture of the California Central Coast in the early 20<sup>th</sup> century.

---

<sup>5</sup> Noble, Allen G. and Richard K. Cleek. *The Old Barn Book: A Field Guide to North American Barns & Other Farm Structures*. New Brunswick, New Jersey: Rutgers University Press, 2004. 2.

The Fish Lower Barn exemplifies a utilitarian building type:

- Local materials are incorporated;
- Site location dependent upon the proximity to the Carmel River, the flood plain, the quarry, and overall Palo Corona Ranch;
- Construction methods are typical of the era – by M.J. Murphy; and
- Inventive use of materials.

### **Background of Site**

The period of significance of the Fish Lower Barn is associated to the period of time when Carmel Valley was a focus of the California coastal cattle herding and ranching industry. The property's significance is also associated with M.J. Murphy, who constructed the Lower Fish Barn in 1929 to support the Fish family business.

When Sidney Fish purchased the land from one of Gregg's daughters in 1927, Fish established his property as the Palo Corona Ranch or then known as Rancho Pescado y Palo Corona. The Fish Lower Barn was built in 1929 to accommodate the cattle herding at the northern region of the ranch. Upon his death in 1954, the Ranch was taken over by his son Stuyvesant Fish who resumed his father's operations. More than thirty years later, upon Stuyvesant's death in 1988, the property was left to his wife, Diana Fish, who continues to maintain the working cattle operation and barn corrals of the Palo Corona Ranch compound. The sale of the property to the Fish Land Trust in 1996 marked the termination of the cattle herding operation at the Palo Corona Ranch, and when the Fish family relinquished control over the barn. Beginning in 1996, when the property was under the aegis of the Fish Land Trust, a series of improvements were undertaken to modernize the barn including structural and electrical upgrades.

### **Evaluation of Integrity / Condition**

Integrity is the authenticity of a historic resource's physical identity, embodied in characteristics that existed during the resource's period of significance. The elements of integrity are: location, design, setting, materials, workmanship, feeling, and association. These aspects of integrity are closely related to the resource's significance and must remain primarily intact for the resource to possess integrity.

The location and setting of the timber frame structure have remained primarily unchanged since construction. The building sits on its original footprint, and the natural environment surrounding it is

essentially as it was at the time of construction; no structures outside the barn area encroach on the building. The wood fencing, stone retaining walls, silos, and nearby horse corral are all extant and contribute to the barn's function as a auxiliary building within the northern region of the Palo Corona Ranch. The survival of these buildings and site elements and the Fish Lower Barn conveys the pastoral landscape within the context of the ranching history in the early twentieth century Monterey County.

The Fish Lower Barn was maintained in basic working condition for daily utilitarian uses throughout its history. As a result, the building was minimally altered and retains integrity of design, materials, and workmanship. The design of the Fish Lower Barn speaks to the building traditions of the M.J. Murphy. Most of the building's materials are in fair to good condition, but more fragile features constructed of wood such roof rafter tails and tongue-and-groove floor have been adversely impacted, largely by weathering and aging. The workmanship of the original structure is evidenced by the scarf joints at the beams, roof truss framing at both gable and shed roofs, as well as sliding window and door openings, and craftsmanship of the wood trough at the west aisle stalls.

#### **Period of Significance**

The period of significance for the Fish Lower Barn is 1929, the year the structure was built by M.J. Murphy. Structures like the Fish Lower Barn became necessary to support the growing cattle herding and ranching industry in the Carmel Valley.

#### **Character-Defining Features**

Character-defining features are used to identify the elements that characterize a building, including its overall shape, massing, materials, craftsmanship, functional and decorative details, interior proportions, spaces, and attributes, as well as relation to the site, landscaping, and environment. Creating a list of character-defining features is the first step in ascertaining a structure's original essence and is a standard component of a typical Historic Structure Report. It serves as a useful tool in enumerating distinguishing traits and is essential in understanding a building's historic character. Occasionally, features that are no longer extant or have been altered appear on the list when their reintroduction would be beneficial to understanding the building's historic character during a specific time period. While the Fish Lower Barn has been altered, it retains a high level of its original design integrity. The following is a list of character-defining-features that should be carefully preserved during maintenance, repair, or rehabilitation efforts.

***Site Character-Defining Features***

- Pastoral landscape features (dirt road, horse corral, land for cattle grazing);
- Location on the lower bluff of the original Fish Ranch property;
- Rubble masonry retaining wall south of the barn;
- Silos on the masonry retaining wall;
- Wood fence at the perimeter of the barn; and
- Wood shed in front of the retaining wall.

***Exterior Character-Defining Features***

- Midwest 3-portal style configuration;
- Large center-aisle, gable-roof, form and lower shed-roof forms at side aisles and rear storage areas;
- Board-and-batten siding;
- Hopper hay loft doors at both north and south elevations;
- Window openings of 4- and 8-lite on overhead rails with trim, at the rear storage areas; and
- Sliding barn door and window openings.

***Interior Character-Defining Features***

- Exposed wall and roof framing construction;
- Exposed and unfinished redwood interiors;
- Horse stall, trough, and dirt floor at west aisle;
- Low wall (creating visual connection) between center and west aisles;
- Sliding window openings in the west aisle;
- Hoist and guide system for transporting hay in and out of barn; and
- Wood slats nailed on columns (ladder) at the north and south elevations of the center aisle for climbing to the hay loft doors.

## V. CHRONOLOGY AND DEVELOPMENT OF USE

This section summarizes the historical development of the land on which the Fish Lower Barn is located and its surrounding area, as well as the physical construction, modification, and use of the building. The information presented is based on historical documentation with corroboration from first-hand observation and limited materials analysis. Changes to the barn for which chronological documentation is not available are noted and explained at the end of the chronology. The basic chronological information has been provided primarily by the California Registry of Historic Resources nomination report.

### Chronology of Use

The Fish Lower Barn was originally built as a cattle herding facility to serve the Palo Corona Ranch in the lower Carmel Valley (Figs. 1 & 2). The barn provided space for storing hay, housing animals, and storing ranch vehicles and equipment. The center aisle was reserved for hay storage, the west aisle for sheltering work horses and perhaps previously wild hogs, and the open east aisle for wagon and other vehicular storage. In terms of occupancy, the Fish Lower Barn has been in continuous use up until the present.

### Chronological Development of the Site and Building/Alterations

1771	Mission San Carlos established by Father Junipero Serra. Arrival of the first supply of cattle for the Mission; the beginning of ranching in the area.
1794	Restoration at the Mission, including quarry of stone from a short distance east of the barn.
Pre 1835	Distribution of land by Mexican governors to former soldiers and others upon independence from Spain.
1835	Governor Jose Figueroa granted two-league San Jose y Sur Chiquito to Teodoro Gonzales, (the ranch) where the barn lies at the extreme northeasterly arm.
1839	The ranch at large re-granted to Marcelino Escobar.
1839-1841	Marcelino Escobar and family lived in an adobe house near San Jose Creek. He farmed a parcel of land, operated a tannery, and herded about 200 cattle and more than 30 horses.
1841	Death of Marcelino Escobar. Ranch inherited by sons, Juan and Augustin. Ranch sold to Josefa Estrada de Abrego for \$250.
1844	Ranch purchased by Lt. Jose Castro for \$800. Petition filed with the U.S. for ownership.

- 1855 Petition by Jose Castro rejected.
- 1863 Arrival of Joseph W. Gregg in Monterey, who becomes a subsequent owner of the Ranch.
- 1874 Coal seam discovered in upper Malpaso Canyon and within Ranch. Mining becomes part of Ranch history. The Carmelo Land and Coal Company become principal claimants of land grant.
- 1884/1885 Date of patent registration for the ranch, San Jose y Sur Chiquito.
- 1888 Purchase of the ranch for \$900 and corporation stock by the Coal Company's Board of Directors; J.S. Emery, W.J. Baggett, Abner Bassett, and Charles T. Johnson. Abner Bassett becomes Superintendent of Operations. U.S. patent to the ranch completed by J.S. Emery and N.W. Spaulding and required both to be administrators for the wills of Bassett and his widowed wife, Mary Ann Bassett.
- 1890 1,200 acres of the ranch purchased by Joseph W. Gregg of Monterey from the Carmelo Land and Coal Company. In addition to this land, other parcels acquired were used for cattle grazing and farming and became known as Gregg's Ranch.
- 1904 J.W. Gregg grants northeastern 155 acres of his land holdings, including the current Fish Lower Barn site, to his three daughters Elizabeth Ann, Lola Mary, and Mary Ann Steadman.
- Pre 1926 Improvements at Ranch San Carlos, owned and developed by George Gordon Moore, are completed by M.J. Murphy.
- 1926 Arrival of Sidney Fish, wife Olga, and son Stuyvesant in California from New York.
- 1927 Purchase of the 155 acres "Parcel VII" by Sidney Fish from Elizabeth Ann Gregg Oliver. This land, along with additional adjacent land acquired by Sidney Fish became the Palo Corona Ranch. Properties owned by Sidney Fish were called Rancho Pescado y Palo Corona.
- M.J. Murphy commissioned by Sidney Fish to design and build the Fish Lower Barn.
- 1929 Lower Fish Barn built by M.J. Murphy for Sidney Fish's cattle ranching operation on the lower, north, grazing lands.
- 1937 Construction of Highway 1 completed.

- circa 1940's            Placement of rolled roofing over wood shingle roof (date unknown).<sup>6</sup>
- 1954                    Death of Sidney Fish. His son, Stuyvesant Fish inherits the Palo Corona Ranch.
- 1988                    Death of Stuyvesant Fish. Stuyvesant's wife, Diana Fish inherits the Palo Corona Ranch.
- 1988-1996            Mrs. Fish maintains the Palo Corona Ranch compound including the working cattle operation and barn corrals.
- 1996                    Purchase by Craig McCraw, under the name of Fish Land Trust of the Palo Corona Ranch less the 93 acres consisting of the Fish family home and compound retained by Mrs. Fish.
- 1999                    Improvements of the Fish Lower Barn are made by the Fish Land Trust, including the replacement of rolled roofing with a new corrugated metal roof, electrical upgrades, and installation of the reinforced concrete slab at east aisle and rear storage areas and concrete perimeter foundation at the west aisle. Also the assumed period of the bathroom and kitchen installation at the rear storage area.
- Uses included continued hay storage at the center aisle, horses at the west aisle, ranch and equipment storage at the east aisle and rear storage rooms, as well as a kitchen and restroom.
- 2002                    Palo Corona Ranch purchased by the Nature Conservancy and the Big Sur Land Trust.
- 2004                    Purchase of the northern most 680 acres of the 10,000-acre Palo Corona Ranch including the Fish Lower Barn by the Monterey Peninsula Regional Park District (MPRPD) for permanent public ownership as a Regional Park. The ranch is later transferred to its current owners, the northern half to the MPRPD and the southern half to the California Department of Fish & Game.
- 2007                    Construction of the French drain at the west elevation, undertaken by the MPRPD.

#### Undated Alterations

- One significant alteration undertaken at the Fish Lower Barn at an unknown time was the removal of the original roof. According to Diana Fish, the daughter-in-law of Sidney Fish and last member of the Fish family to own the Fish Lower Barn, the roof was originally wood

---

<sup>6</sup> Email correspondence between Tim Jensen and Diana Fish on May 13, 2007 revealed that according to long-time neighbor Bill Askew, the original shingled roof was changed to corrugated metal in the 1940's.

shingled. Long-time neighbor and friend, Bill Askew concurred with Diana Fish's memory of the original roof and that the change to a corrugated metal roof occurred in the 1940's.<sup>7</sup> Additionally, the Monterey County Register of Historic Resources nomination report also states in the construction history that rolled roofing was installed over the "original shingle roof," and that this rolled roofing was eventually removed in 1999 and new "metal roofing" was installed.<sup>8</sup> Within the context of historic structures in California, original shingle roofs generally refer to a roof built of wood shingles. Based on its early 20<sup>th</sup> century construction date, it is likely that the roof was originally covered with wood shingles.

---

<sup>7</sup> Email correspondence between Tim Jensen and Diana Fish on May 13, 2007 revealed that according to long-time neighbor Bill Askew, the original shingled roof was changed to corrugated metal in the 1940's.

<sup>8</sup> Historic Preservation Associates. *Monterey County Register of Historic Resources – Nomination Form, Fish Lower Front Barn*. Carmel: May 30, 2005, page 1.



#### IV. PHYSICAL DESCRIPTION

##### Site

The Fish Lower Barn is situated within the Palo Corona Regional Park, one of the most significant open spaces belonging to the California Central Coast (Fig. 3). Located at the lower bluff of the historic Fish Ranch property, the barn is bordered on the south by a sloping field leading to a private house and barn on the hill, a horse coral on the east, agricultural fields on the north, and Highway 1 on the west (Figs. 4 & 5). On the northern edge of the fields, the Carmel River borders the land. Access to the barn along a dirt road is less than one mile from Highway 1. The dirt road is gated and public access is available only during park hours (Fig. 6). The drive to the barn along the dirt road passes by smaller barn-like structures on the north and provides a unique experience in a pastoral historic landscape with views overlooking the vast fields below. Space flanking the east and west of the barn is currently used for parking.

A wood and barbed wire fence encloses the property and separates it from the adjacent dirt road and agricultural fields below. The barn stands alone on this lower bluff of the hill. Within the fence at the south end of the enclosure sits a low stone retaining wall constructed most likely of limestone (Fig. 7). Between the two sections of the retaining wall a gate leads to the house and barn on the hill. Two painted green grain silos used to storing barley for the Russian wild boars that once inhabited part of the site. They are labeled "Columbia, Red Top Bin, Columbia Steel Tank Co., Tanks for the World" and were most likely placed in its current location on the eastern masonry wall in the 1960s during the time of Stuyvesant Fish's boar business (Fig. 8). Immediately in front of the silos is a small, painted green wood shed with a shed roof, also from the same period of Stuyvesant's boar business. Various ranch equipment found below the tanks next to the shed appear to be weathered and corroded. One piece of equipment is labeled "Square D, Electrical Equipment, Square D Co., Wisconsin Industrial," a company established in 1904.<sup>9</sup>

Tightly packed dirt surrounds the barn, with predominantly wild grown grass and other low-height vegetation maintained several feet away. A recently constructed French drain system, with gravel surface, is positioned along the western perimeter of the barn to divert water from the structure (Fig. 9).

---

<sup>9</sup> Email correspondence between Tim Jensen and Diana Fish on November 14, 2007 explained that the silos were put behind the barn at the time of Stuyvesant Fish's boar business in the 1960s and that the bins were used for barley, when they had to be ground. Diana Fish also noted that the shed below the silos may also date from the same period of Stuyvesant's business along with all other barley grinding related equipment found nearby. Columbia Steel Tank Co., Kansas, MO were known to be at the Panama-Pacific Exposition in 1916.

The entrance of the Fish Lower Barn is oriented to the north; the horse stalls to the west; open bay equipment storage and parking to the east; and office and additional storage rooms to the south (see Sheet A1.0 in Appendix C). With a gable roof, the entrance leads into a large, open, high-ceiling room, which hovers above the shed roofs covering the ancillary spaces around the perimeter.

### **Building Design and Organization**

Built in 1929 by M.J. Murphy, the Fish Lower Barn is representative of a Midwest 3-portal style barn used primarily for hay storage and feeding livestock. Consisting of three aisles extending through the barn parallel to the roof ridge, this one-story structure has a gabled roof along the center aisle and shed roofs at the two flanking aisles and at the rear storage areas (see Floor Plan in Appendix C). Almost square in plan with its longitudinal axis oriented north-south, the barn measures approximately 56-feet in length by 60-feet wide. The structure and roof framing is constructed entirely of dimensional and saw-cut wood with the exception of the painted corrugated sheet metal roof installed in 1999, the second metal roof installed since the replacement of the original wood shake roof. Exterior walls are typically constructed of redwood board-and-battens. The boards measure 12-inch wide by 1-inch thick and the battens are typically 3-inch wide by 2-inch thick. An 8-inch high baseboard is found at the perimeter of the barn. All exterior walls are finished with white paint and the gabled and shed roofs green. Interior walls are generally unfinished redwood.

On the north is the entrance to the central aisle where hay is stored. Above the entrance is a large hay door used for transporting hay in and out of the center aisle. Evidence around the hay door, the deteriorated rail and open slots for wood members found above the door, show that a hood may have once existed. Side doors flanking the central entrance allow access on the west to the horse stalls and on the east to the concrete paved four-bay, open-sided aisle. However, the east aisle is open all along the side. From the east aisle, a single door leads to the kitchen and bathroom of the rear storage area; another single door exits this area on the south. The rear storage area consists of four rooms in total, one kitchen and bathroom area and the other three used for storage.

On the south elevation, the rear storage area comprises of a pair of doors leading to the largest storage room, and to its west is a single door to the second largest storage room. The third and smallest storage room is accessible from the exterior through a sliding door on the west elevation, and from the interior

through another sliding door between the room and the west aisle. There are two main entrances to the west aisle, both through single sliding doors, one located next to the western storage room on the west elevation and one west of the primary entrance to the center aisle. Sash windows found at the rear storage area, range from one- to eight-paned were custom built during the 1999 restoration to resemble the original barn windows.

Entrance to the 28 feet tall central aisle is over an 8-inch threshold and through a pair of sliding board-and-batten doors. Each door slides away from the center to form an 8 feet wide opening. Although divided by a continuous low interior wall measuring 4-1/2 feet in height, the horse stalls in the west aisle is visibly open from the central aisle. On the other side, a wall with three upper openings measuring 2 feet by 4 feet separates the center aisle from the eastern aisle, used for storing tractors and other ranch equipment, thus creating a visual barrier between the two spaces.

#### **Exterior Description—General**

The Fish Lower Barn sits independently from the rest of the site features. It is a large timber framed structure with wood siding and metal roofing (Fig. 10). Standing almost 30 feet in height, its gabled center aisle and large span of over 60 feet wide gives the barn a monumental presence as it sits up on a bluff above the adjacent road. However, its side shed roofs bring the structure closer to the ground, to human scale over the east and west aisles. The gabled roof has an overhang of approximately 2-1/2 feet on the north and south elevations and 3 feet on the east and west elevations. The shed roofs overhang approximately 2-1/2 feet on the north and 1-1/2 feet on the south, east, and west elevations.

The exterior walls of the barn are constructed of redwood board-and-battens and in various states of preservation. The interior sides of these walls are not finished. All exterior elements are painted white, whereas the interior left without a finish. In general, vegetation of mainly grass appears prevalent in the areas immediately surrounding the building except on the western elevation where the French drain is located.

#### **Exterior North Elevation Description**

The exterior north elevation of the Fish Lower Barn faces the agricultural fields below and is the primary façade of the structure with three ground level doorways and one hay loft door (Fig. 11). The majority of the north elevation is comprised almost entirely of the original board-and-battens, with the exception of

the area immediately above the main entrance where the hay loft door is located. From our observations, it is likely that the hay loft door above the double sliding doors of the main entrance may have originally been much larger than its current size. In our investigation, we found the area immediately above the main entrance doors to be replacement wood and the horizontal architectural detail extending across the entire width of the center aisle is discontinuous at this specific location. It is unknown when this occurred, if in fact a change was undertaken. As mentioned earlier, evidence around the hay door shows that a hood may have once existed. Our observation of a barn similar in style perched above the Fish Lower Barn showed a hay loft door the size of what we believe to be the original opening for this barn (Fig. 12).

The main entrance into the center aisle is through a pair of rectangular doors constructed of 1-foot wide boards that slide away from one another to form an eight feet wide opening (Fig. 13). Each door is 4-feet wide by 9-feet tall and hung from above exposed sliding door hardware painted black. The hay loft door is board-and-batten, but a pentagonal shaped hopper door, hinged at three points along the base, and with an opening measuring 10-feet wide by 8-feet tall at the sides and 10-feet tall at the center. The hay door is large enough for the hay to be lifted by the fork and was used before the invention of the hay baler and compact bale of hay.<sup>10</sup> A horizontal wood water table is found across the entire width of the center aisle, discontinuous in the area below the hay loft door. The ends of this detail demarcate the center aisle from the two flanking west and east aisles.

On each side of the main entrance, at the outer edge of the building there are single doors leading into the side aisles. Similar in construction to the center aisle doors, the west door is a single rectangular sliding door hung from exposed sliding door hardware painted black (Fig. 14). Measuring 5-feet wide by 8-feet high, this swing door is reinforced on its exterior with four horizontal wood boards and leads into the west aisle where the horse stalls are located. The eastern door is a 3-feet wide by 6-feet high board-and-batten door leading into the open-sided east aisle (Fig. 15). This door is kept locked and may be a remnant of a once enclosed eastern aisle later opened for storage of heavy ranch equipment. The swing door indicates the east elevation originally had board-and-batten siding like the west elevation.

---

<sup>10</sup> Arthur, Eric and Dudley Witney. *The Barn: A Vanishing Landmark in North America*. Ontario, Canada: M.F. Fehely Arts Company Limited, 1972. 224.

### **Exterior East Elevation Description**

The east elevation of the Fish Lower Barn is distinct from the rest of the exterior elevations with its open-sided east aisle. While the rest of the building is entirely enclosed, the east elevation is open on the side along the four-bay, open-sided east aisle but enclosed above by the shed roof (Fig. 16). A concrete floor slab poured approximately 4 inches above grade in 1999 is currently used for storing heavy ranch equipment. The shed roof is supported by an exposed wood post and truss system providing a low 8-foot high opening at the open-sided east aisle. Extending above the shed roof is the continuation of the exterior east wall of the center aisle, which ends at the center gabled roof. All roof rafters, trusses, posts, and wood elements within the open-sided east aisle area are painted white and open to the exterior. Ends of roof rafters not sheltered by the corrugated metal roof are visible and left exposed.

On the southern end of the east elevation is the enclosed rear storage area. From the open-sided east aisle, a single sliding wood door leads into a room containing both the bathroom and kitchen (Fig. 17).

Measuring 3-feet wide by 7-feet high, this door is constructed in the traditional barn style of 1-foot vertical boards and hung from exposed sliding door hardware painted black. Two wood sash windows, the northern one four-lite and the southern one eight-lite are found side by side on the east elevation of the rear storage area (Fig. 18). The awning windows were custom built in 1999 to emulate the original ones designed with wide wood surrounds, slender mullions, hinged on top at two points, and thick wood sills positioned approximately 5 feet above grade. Between the windows is a plastic vent pipe. North of the windows is a 1-1/2 inch deep wood cabinet, measuring 4-feet wide by 3-feet tall containing a fire hose (Fig. 19).

### **Exterior South Elevation Description**

The south elevation of the Fish Lower Barn faces the hillside behind the retaining wall where Diana Fish currently resides. Below the southern end of the central gabled roof is a shed roof that connects the east and west aisle roofs (Fig. 20). Currently, there is a blue tarp covering the entire length of the shed roof over the width of the center aisle. At ground level, the rear storage area occupies the entire elevation and in the area above the shed roof and beneath the gable roof is a hay loft door with dimensions 3-1/2 feet wide by 4 -1/2 feet high at the sides and 5 -1/2 feet high at the center, about half the size of the one found above the main entrance on the north elevation.

The rear storage area consists of two single hinged doors, one pair of hinged doors, and four eight-lite sash windows. The awning windows on the south elevation are typical in size, 4-1/2 inch wide by 2 inch high with sills positioned approximately 5 feet above grade. The first opening on the east is a five-paneled hinged door over a 10-inch threshold leading into the room where the kitchen and bathroom are located. Immediately west of this door is the first sash window that looks into the first storage room. Between this first window and the next is a pair of hinged doors at grade built of vertical 1-foot wide boards centered in this room. Each door measures 4-feet wide by 7-feet high. Access to the second storage room located directly west of the first storage room is through a single hinged 3-feet wide by 7-feet tall door at grade. From the appearance of the surround above the door, both in its width and extension past the single opening, it is likely this door was modified at a later date. In addition to the single hinged door, there is also a sash window that looks into the second storage room. The remaining sash window on the western edge of the south elevation belongs to the third storage room at the southwest corner of the barn. Below the upper gable roof is a hay loft door, similar in construction as the one found at the north elevation, but smaller (Fig. 21). Attached to the western edge of the south elevation is one side of a painted white wood fenced opening separating the western parking area from the rear area behind the Fish Lower Barn.

### **Exterior West Elevation Description**

The north elevation of the Fish Lower Barn consists mainly of openings that lead to the horse stalls located within the west aisle (Fig. 22). However, the southernmost opening is a single 4-feet wide by 7-1/2-feet high sliding door constructed of 1-foot wide vertical boards and hung from exposed sliding door hardware leads into the third storage room of the rear storage area. Directly north of this door is another sliding single door of the same construction, but larger, measuring 6-feet wide by 7-1/2-feet high. Both doors have thresholds of approximately 4 inches. North of the larger door leading to the west aisle are three square panel sliding windows, all without sashes and positioned with the bottom of the openings at approximately 4 feet above grade. The 2-1/2 feet square panels slide in different directions, depending on the opening, and the wood sill is missing from the southern window (Fig. 23).

### **Interior Description—General**

The interior of the Fish Lower Barn is divided into three aisles at the north and a rear storage area at the south (see Sheet A1.0 in Appendix C). The major entrance into the barn is through a large 8-foot wide door on the north face and leads into the gabled interior of the center aisle. The center and west aisles are

visually connected spaces, but physically separated by a low 4-foot tall wall. The east aisle is open to the exterior and separated from the center aisle by a wall almost 17-feet tall. Three openings however penetrate this wall at approximately 7 feet above floor level. Although the east wall is fully paneled, and the west wall is partially open, both are part of the same structural framing system that creates the barn.

The center aisle wall framing is an exposed timber post and beam system, which is used to support the lower shed roof framing (see Sections in Appendix C). The beautifully fitted beams span between each of the four bays and show that each beam is let into the post by use of notching. Underside of all metal roofing is exposed from within the structure.

The interiors all have unfinished wood and structural elements (Fig. 24). It is apparent from the interior that the boards do not neatly abut one another and the use of battens was to fill in the gaps. However, there are areas where the wood boards are so deteriorated that gaps are large and no longer function to keep water or any other agents out.

### Center Aisle

The rectangular center aisle measures 28-1/2-feet wide by 40-feet long and has a lofty ceiling height of about 28 feet at the center and 19 feet at the sides (Fig. 25). The four-bay timber construction consists of five 6-inch by 6-inch square timber posts and with 4-inch by 6-inch beams spanning between posts at 7 feet, 15 feet, and 19 feet above floor level. Floor level is approximately 8 inches above grade and constructed of 1-1/2-inch tongue-and-groove fir boards over 2-inch by 6-inch floor joists running east-west at 1 foot on center (Fig 26). Each of the four square timber posts support a roof truss connected to the roof frame at 6 feet from the ridge beam. The trusses connect to the posts at 7-1/4 feet and to the roof frame at 24 feet in height. The ridge beam is 3-inch by 6-inch and supports a hanging 4-inch by 4-inch center beam, the hoist rail, from which the hay loft hoist is channeled (Fig. 27). A metal chain spans between the northwestern truss and the north wall, presumably used in the past for reinforcing the gable end wall.

At the west is a low 4 feet tall wall (Fig. 28). Above this point, the west wall opens until it reaches the 4-inch by 6-inch beams located 15 feet above floor level and is again enclosed by exterior board-and-battens. The east wall is covered almost entirely of 1-foot wide vertical boards, with the exception of the rectangular 2-feet wide by 4-feet high window openings immediately above the lower 4-inch by 6-inch

beams positioned 7-1/2 feet above floor level (Fig. 29). Above the 4-inch by 6-inch beams positioned at 15 feet above floor level is a 7-inch opening where the side aisle shed roof rafters are situated at both east and west walls. On the east wall, the area above the 7-inch opening is boarded until the wall ends beneath the upper 4-inch by 6-inch beam. Diagonal bracing is found at both the east and west interior walls. Its function is questionable since two of the members are discontinuous at two of the window openings on the east wall.

The north and south walls are comprised of four 6-inch by 6-inch timber posts and the same 4-inch by 6-inch beams at 7 feet, 15 feet, and 19 feet above floor level. Both walls show the unfinished backside of the exterior board-and-batten walls. The north wall is composed of the double sliding doors hung from exposed sliding door hardware. The doors are both diagonally braced on the interior. Above these doors is a cross-braced hay loft door used for transporting hay in and out of the barn. A little ledge projecting approximately 2 feet sits at the base of the loft door and is accessible by a series of 1-inch thick by 3-inch wide wood planks nailed to the adjacent 6 inch by 6-inch post. At the south wall, in the area above the rear storage area, the gaps between the wood boards are filled with orange colored insulating expanding foam.

### West Aisle

Like the center aisle, the west and east aisles are composed of four equal bays. However, both aisles have lower roofs and are rectangular spaces of approximately 16-feet wide by 40-feet long. The west aisle is unique in its use in sheltering workhorses, with a total of six horse stalls (Fig. 30). A dividing wall is located at the center and a feeding trough along the eastern edge of the low wall, overlooking the center aisle. At the west wall, there are three sliding square window openings. There are two single sliding doors, one located on the north wall and the other on the west wall. Both doors lead to the exterior. The west aisle is the only room in the barn with an unfinished dirt floor (Fig. 31). The exposed roof trusses and rafters create a low space above the uneven floor ranging from 7 to 8 feet in height, but the room opens up to an approximate 15 feet under the shed roof. The unlevelled dirt floor slopes downward from north to south, as well as east to west. In the area directly in front of both entrances, the floor is heavily worn by foot traffic. A beam, to which the horse stalls once attached, is oriented north-south and sits on the timber post located at the center of the west aisle.



There are two entrances to the west aisle located on the west and north elevations. Both single sliding doors are hung from exposed sliding door hardware and built of 1-foot wide vertical boards. There is a 4-inch threshold over the west opening and a 6-inch one at the north. Besides the one door opening at the north wall the underside of the exterior board-and-batten wall is visible. The south wall however shows the face of a board-and-batten constructed wall and has an interior door that leads to a rear storage room. The door is also a single, sliding 4-foot wide by 7-foot high door built of 1-foot vertical boards leading to a rear storage room.

### **East Aisle (Exterior)**

While similar in footprint, the east aisle is different from the west in its leveled concrete floor and its four-bay, open-sided east aisle configuration. With a height reaching almost 8 feet at the bottom of the roof trusses and 16 feet at the pitch of the shed roof, the east aisle is physically and visually separated from the center aisle by a board-and-batten wall at the west (Fig. 32). Although there are three 2-foot wide by 4-foot tall openings located between the first three bays from the north, they all begin at the height of the trusses and thus are out of the sight line (Fig. 33). Three 6-inch by 6-inch square columns installed during the 1999 restoration sit on the concrete floor support the shed roof (Fig. 34). The floor sits approximately 4 inches above grade and is used a storage area for heavy agricultural equipment and other items. Since all walls are exposed to the exterior, they are finished with white paint.

The north wall is again, like at the west aisle, the unfinished side of the board-and-batten exterior walls but with a single hinged door that is padlocked located at the eastern edge of the wall. This door appears to stay locked as a result of its disuse as an entryway since the east aisle is open and accessible from the east. Even though padlocked in its closed position, a gap remains because of the deteriorated condition of the adjacent vertical board at the door. A cross-brace is found at the western side of the north wall.

The west wall is board-and-batten construction with the previously mentioned upper three openings. A fire extinguisher and the building's main electrical panel are located at the southern end of the wall, presumably mounted also during the 1999 restoration to replace a previous electrical system (Fig. 35).

A single, sliding barn door is located on the eastern edge of the south wall and leads into the bathroom of the rear storage area. The door is built of 1-foot wide vertical boards and hung from a black, painted metal track above.

### Rear Storage Area

The rear storage area consists of four rooms in total (see Floor Plan in Appendix C). All rear storage area interior walls are unfinished 1-foot wide vertical boards, exposing the underside of exterior board-and-batten walls.

The southeastern room at the corner is essentially two spaces separated by an opening, a bathroom at the north and a kitchen at the south (Figs. 36 & 37). Both bathroom and kitchen rooms are finished with a plywood sheeted sloped ceiling and laminate wood flooring. Accessible from the open-sided east aisle on the north over a 6-inch step, the 6-foot by 9-foot bathroom consists of a composting toilet located west of the door opening at the north wall and a standing sink at the center of the east wall. Above the sink is a simple, square framed four-lite window. While the 2-1/2 feet opening at the western end of the south wall leads into the kitchen, another opening approximately 2¼ feet wide at the northern end of the west wall leads to the adjacent storage room. The kitchen is furnished with an L-shaped laminate counter at the northeast corner with wood casework below and a sink on the east leg most likely installed during the 1999 restoration. Mounted above the north counter is a simply constructed 2-shelf wood open cabinet, and above the kitchen sink is a rectangular eight-lite window. At the southeast corner of the room sits a free standing three door cabinet (Fig. 38).

The three remaining rooms in the rear storage area are all used for storage and are finished with concrete floors, exposed roof framing showing the underside of the corrugated metal roofing, and unfinished wood wall boards (Figs. 39-41). The rectangular storage room adjacent to the kitchen and bathroom measures 21 feet by 15-1/2 feet and has two rectangular eight-lite windows constructed in 1999 that flank a pair of hinged doors at the south wall. Besides these two windows and door openings, the only other opening found is the one at the east wall that leads to the bathroom. West of this room is another storage room, more square in plan, measuring 15 feet by 15-1/2 feet, with openings also at the south wall. Although similar in construction, the one hinged door is much smaller. Located at the eastern edge of the south wall, the door sits east of the eight-lite window. Other than the openings on the south wall and an opening located on the west wall leading to the last storage room, there are no other penetrations in walls found in this room. Spaces within the first storage room and this second storage room are not connected or shared. There is, however, a 3-1/2 feet wide opening between the second storage room and the adjacent third storage room. The third storage room of the rear storage area is located at the southwestern corner of the barn. Unlike the other storage rooms, all walls within this last storage room have an

opening. In addition to the opening leading to the adjacent storage room, there is a door directly across from this one on the west wall, a 4-1/2 feet wide single, sliding door leading to the exterior of the building. Tangent to this door, at the western end of the north wall, is another similar single, sliding door, measuring 4-1/2 feet in width that leads to the west aisle. Both doors hang from above along a metal track and are built of 1-foot wide vertical boards reinforced with cross bracing members.

## VII. CONDITIONS ASSESSMENT

### Conditions Introduction

The following section provides an assessment of conditions found at the time of our investigation of the different building systems and materials comprising the Fish Lower Barn. Photographs in Appendix B show the typical conditions identified at the building; the location of these conditions are noted on the Existing Conditions Plan in Appendix C. The assessment of the existing conditions was developed through an on-site investigation of the structure, wherever accessible by foot, ladders, and scissor lift. The assessment of the structural conditions is summarized in this section and supported by an in depth report by a licensed structural engineer. Detailed structural conditions and recommendations can be found in Appendix D. Recommendations and structural upgrades are found in the Treatment Recommendations of this report. At several locations, probes by drilling or insertion of metal rods into timber and wood elements were performed where accessible (Fig. 42). The condition of the timber or wood was assessed based on the resistance of a material to the metal probe.

### Site Conditions

#### *Perimeter Fence, Retaining Wall, Silos, and Other Site Features*

The Fish Lower Barn property is enclosed by a perimeter wood fence, which appears to be in good condition. Although the barn sits at the base of a hill, its location on a raised bluff above the adjacent road and lower agricultural fields helps water drain away from the site and keeps the wood posts dry and durable. In addition to its location, the gravel floor covering surrounding the barn keeps the structure free from standing water. However, the area along the south elevation, where water has more difficulty draining, will be discussed in the site drainage section.

The dry-stacked masonry retaining wall at a slope towards the hill south of the barn is separated into two sections – east and west walls – to make room for an opening where a gate now is. The wall was either built at a slight incline against the hill or shifted as a result of a combination of erosion and the settlement of the masonry units. Several factors contribute to the poorer condition at the east wall including pressure from the concrete base of the two silos, the close proximity of the small shed to the wall, as well as the stacking of other equipment against the wall (Fig. 43). Individual masonry blocks do not show any major signs of deterioration. At both walls, vegetation around the wall and at the joints between the individual blocks was observed during our investigation. If clearing of this growth is not maintained, especially

within the area between masonry joints, it can contribute to the weakening of the assembly. The east wall is much more soiled than the west, due primarily to the proximity of structures around this wall.

Above the east retaining wall, the two painted, metal silos appear to be in fair condition. They sit on a layer of wood boards and share a thick 2 feet high concrete base. A white discoloration, most likely corrosion, was found around the sharp edges of the single hinged doors and horizontal seams of the structure. This was caused by exposure of the metal to weathering, where paint has peeled away and no longer protects the metal. Biological growth at the base between the metal and wood was also observed during our survey. The structural integrity of these silos is unknown and was not included within the scope of this report. Furthermore, the small wood shed in front of the east retaining wall was not accessible during our investigation and thus, its condition was not surveyed.

### **Site Drainage**

Due to its location at the base of a hill, site drainage at the Fish Lower Barn is of great importance. Water that drains down from the hill will have the tendency to collect and pool around the barn, especially at the south elevation, accelerating the deterioration of the wood structure. Although no standing water was observed during our investigation, the soil to wood contact around the entire building and is contributing to the cultivation of vegetation (Fig. 44). A continuous foundation around the building exists, but on the west elevation, where the French drain is located, the foundation is below grade and allows moisture from the soil to become absorbed by the wood siding. Additionally, wood floor members were also observed to be in close contact with grade. These areas showed signs of deterioration. Site drainage that is well designed and maintained can prevent deterioration of the structure.

### *Conclusions*

- Soil to wood contact around perimeter of structure is causing deterioration of the wood siding;
- Vegetation between masonry joints can contribute to de-stabilization of the retaining walls; and
- Corrosion at the silos will further deteriorate if not properly protected.

### **Building System Conditions**

#### *Foundations*

The foundations at the Lower Fish Barn are constructed primarily of concrete but also include wood in various places and vary in construction type depending on area and usage. The

majority of the structure has a poured concrete slab foundation, at the east aisle and all of the rear storage area at the south of the barn. Only a concrete perimeter foundation exists along the western edge of the west aisle. The perimeter foundation is below grade and considered deficient for preventing water from coming in contact with the base of the wood siding, causing deterioration of the wood members (Fig. 45). See Appendix D for the Structural Engineer Report for details. The center aisle wood floor framing system is supported by 6-inch by 6-inch posts on concrete piers. In the areas of the poured concrete slab, the foundations sufficiently support the floor above.

### *Conclusions*

- Concrete slab foundations at east aisle and rear storage areas show no deficiencies;
- Foundation at center aisle may be insufficient; and
- Perimeter foundation around the west aisle is below grade and considered deficient.

### *Exterior Walls*

All exterior walls of the Fish Lower Barn are constructed of wood, board-and-batten siding nailed to the exterior face of the structural framing system. The redwood boards are typically 12-inches wide by 1-inch thick abutted vertically and overlaid with the 3-inches wide by 2-inches thick battens at the abutments. At all exterior areas where the Fish Lower Barn is protected from direct water, wind-driven rain, or sunlight, appears in good condition.

From the exterior, the siding appears to be in fair condition showing only some soiling along the base of the barn caused either by insufficient drainage around the structure and/or the combination of the backsplash of water draining from the shed roofs above (Fig. 46). Insufficient drainage around the site contributes to the constant absorption of water by the wood siding through capillary rise, creating both a moist environment for biological growth to occur on the boards as well as an area for ground vegetation (Fig. 47). Where the ground covering is currently gravel at the French drain on the west elevation, backsplash off the large granules of the coarse gravel is suspected to be contributing to the biological growth at the base of the wood siding. Deterioration is also found where the metal shed roof meets the exterior siding of the central aisle at the south elevation. Again, this condition is a result of the backsplash; water draining from the gabled roof above pours down to the hard surface of the metal, shed roof and splashes up against the wood siding on the south elevation, most likely penetrating the area

between the roof and siding (Fig. 48). The condition is exacerbated by the height of the gabled roof ridge over the shed roof below. Due to this height, any water draining directly from this area creates a larger backsplash because of the distance and velocity of water travel. Its southward facing orientation continually exposes this siding to weathering, contributing to its overall deterioration by constant expansion and contraction. Additionally, large gaps between boards were observed at the west elevation where the horse stalls are located. The area below the window adjacent to the sliding barn door is in particularly poor condition. Minor chipping of the exterior white paint and indentation of exterior wood siding from general use was also observed during our investigation. Bird nests found at various locations around the exterior of the barn and do not appear to pose any problems (Fig. 49).

From the interior, it is more apparent that the exterior redwood boards do not align exactly. Light coming through the gaps between the vertical boards and battens are visible and show the greater extent of the deterioration. From the interior central aisle space, gaps at the upper exposed exterior south elevation are filled with expandable insulating foam (Fig. 50). The south elevation is the most vulnerable of elevations since it experiences the entire range of weathering: rain, wind, and intense sunlight. These elements contribute to the constant expansion and contraction of the natural redwood, creating more gaps between the boards and weakening their stability over time (Fig. 51). Also visible throughout the barn, but more apparent in the center aisle, are watermarks on the underside of the exterior board siding (Fig. 52). While wood on south facing facades are more susceptible to shrinkage because of sun exposure, wood on northern exposures becomes more vulnerable to biological growth because of the constant moisture and lack of sunlight to dry the boards.

The structural framing system to which the exterior siding is nailed consists of 6-inch by 6-inch wood posts with 4-inch by 6-inch beams running between the posts. Testing by probing and core sampling were performed at several locations around the Fish Lower Barn to determine the general condition and integrity of the framing system (Figs. 53 & 54). Visually, approximately 40% of the wood members showed deterioration by insect damage, water penetration, or natural weathering shown as large splits (cracks along the wood grain) of the timber posts (Fig. 55). Core samples using a 1-inch diameter drill bit were taken to a maximum of 2 inches in depth or until reaching solid wood within the posts to analyze the condition of the timber structure. According to the structural analysis, the core samples showed only surface deterioration and thus the structural framing members retain only 75% of its original capacity.

### *Conclusions*

- Exterior board-and-batten siding is in overall fair condition, with the exception of active deterioration at the base of the structure and extensive deterioration at the south elevation;
- Gaps between vertical boards are prevalent throughout the barn and allow water to penetrate the structure;
- Biological growth at the base of the siding along the French drain at the west elevation caused by backsplash of coarse granules;
- Deterioration of the siding at the south elevation where the metal shed roof meets the wall; and
- Testing by probing and core samples determined that the structural framing system retains only 75% of its original capacity.

### *Roof System*

There are two separate roof systems at the Fish Lower Barn, a gable roof over the center aisle and connecting shed roofs over the east aisle, rear storage area, and west aisle.

The center gable consists of a truss frame construction reaching a peak height of 29 feet and a corrugated metal roof attached to 2-inch by 4-inch sleepers positioned at 24-inch centers. Full dimension 2-inch by 6-inch wood rafters at 24 centers support the sleepers and span between the exterior east and west walls to the center 4-inch by 6-inch ridge beam. Supporting the ridge beam are five wood trusses, which bear on the 6-inch by 6-inch timber posts at 10-foot centers. Running between the 6-inch by 6-inch columns are 4-inch by 6-inch wood beams, where the highest beams serve as a sill plate for rafters to rest upon. Not part of the structural system, but supported and hanging from the ridge beam on 1/2-inch diameter iron rods, is a 4-inch by 4-inch square wood beam, or hoist rail, consisting of a few separate timber members used to support the wheels of the hoist for transporting hay in and out of the barn loft doors. This square north-south member extends past the hay loft doors at the north and south elevations.

According to the structural analysis, the wood members only retain 75% of their original capacity. Their reduced structural integrity is attributed to the surface deterioration found during the investigation, caused mainly by exposure to moisture and insect damage. From the interior, probing and core sampling of wood members found the ridge beam, as well as many rafters, especially deteriorated in certain sections (Figs. 56 & 57). However, the hanging hoist rail members used for the hoist appeared to be relatively stable and in fair condition. Water damage to the rafters at the northeastern corner of the gable roof was found where water has penetrated the roof at the overlapping joints of the corrugated, metal sheets. Signs of surface deterioration, as well as bird droppings and usage, were found along the ledge of the highest 4-



inch by 6-inch beams approximately 19-1/2 feet above floor level. At the exterior, the rafter tails, as well as the skipped sheathing sitting on top all showed a great degree of deterioration (Figs. 58-61). Rafters at the shed roofs are overall in fair condition, with the exception of some members found at the rear storage area and at the east aisle where the wood members appear to be heavily damaged by water infiltration. A bird nest nestled within the roof framing was observed during our investigation (Fig. 62).

The current roof system does not provide adequate protection and drainage from the building. Flashing is needed in the area where the corrugated metal shed roof meets the face of the exterior siding, an area particularly susceptible to moisture penetration. The French drain system constructed along the base of the west elevation has helped divert water from the building. Deterioration of the wood siding before the installation of the French drain is still visible. Currently, the water shedding directly off the roof collects around the perimeter of the building, as evidenced by the intense growth of vegetation in these areas. A properly designed roof drainage system to redirect water is a critical step toward the preservation of the Fish Lower Barn.

### *Conclusions*

- Structural analysis concluded that wood members only retain 75% of their original capacity;
- Ridge beam and roof rafters show deterioration;
- There is wood decay at roof framing at northeast corner of gable roof;
- Surface deterioration by insect damage and bird usage is located at sill plate;
- Rafter tails are deteriorated at the south elevation of the shed roof;
- Rafters are damaged by water infiltration at rear storage area and east aisle;
- Flashing needed at the area where the shed roofs meet the wood siding; and
- Only a French drain at the west elevation is used for drainage away from site.

### *Floors*

The floors at the Fish Lower Barn vary in material by location. At the open-sided east aisle and rear storage area are concrete floors, with the exception of a raised wood floor in the kitchen and bathroom. The concrete floors poured in 1999 and the raised wood floors are in good.

The center aisle floor is constructed of 1-inch thick tongue-and-groove wood boards laid north-south and used for storing hay. The west aisle floor is unlevelled and composed of built up organic material, from

the use of the barn as horse stalls. In addition to the already sub-grade concrete perimeter footing, the west aisle floor should be re-graded to protect the historic siding from coming in contact with the organic matter.

The original center aisle wood floor is raised approximately 8 inches off grade to create an air space between the floor and the dirt grade and prevents moisture from reaching the stored hay. The first 8 to 10 feet of the wood floor from the north entrance of the center aisle is in very poor condition. Whether from constant use, excessive loads, exposure to water through the large opening, this area of the wood floor is deteriorated and is currently covered with several sheets of plywood (Fig. 63). The plywood appears to be old and during our investigation appeared vulnerable to the weight of one person. This is also the area where water may be actively infiltrating the roof above. The observation was made by the numerous watermarks along the underside of the boards at the north and east walls (Fig. 64). Additionally, a rectangular 6-inch by 12-inch hole cut at the eastern edge of the wood floor is adjacent to the center post and shows the connection of the timber post and concrete pier.

#### *Conclusions*

- Concrete floors are in good condition; and
- First 8 to 10 feet of the wood floor from the entrance of the center aisle are in very poor condition.

#### *Interior Walls*

With the exception of the backside of the exterior board-and-batten siding, there are very few interior walls in the Fish Lower Barn. A total of five interior walls exist, and all are adjacent or part of the rear storage area. At the south elevation wall in the center aisle, expanding foam insulation is used to fill the gaps found between boards of the exterior siding. Only one interior wall shows the face of the board-and-battens the south wall of the west aisle. This is also the only interior wall that shows minor deterioration caused by its proximity to the dirt floor, which at times becomes wet and contributes capillary rise of moisture at its base. All other protected interior walls built on concrete or other raised floors are in good condition.

#### *Conclusions*

- Interior board-and-batten wall at the south elevation of the west aisle shows minor deterioration; and
- Expanding foam insulation used to temporarily fill the gaps between boards of the exterior siding at the south elevation is not considered a proper treatment for historic fabric.

### *Ceilings*

All ceilings in the Fish Lower Barn are open to the underside of the roof framing and corrugated metal roofing except in the rear storage area kitchen and bathroom (Fig. 65). In those spaces, the shared ceiling consists of stained plywood sheets nailed to the underside of the roof framing and finished with wood trim at the seams. The ceilings appear new in construction, dating possibly to the 1999 restoration period and are in good condition.

### *Conclusions*

- Finished plywood ceilings in kitchen and bathroom areas in good condition.

### *Doors and Windows*

Four types of doors are found at the Fish Lower Barn, but the most common is the barn sliding door constructed of 1-foot wide vertical boards. Barn doors are hung from sliding barn door hardware above and along a bottom track built of 2-inch by 4-inch wood members. Variations of this door style typically seen as additional horizontal boards or cross-bracing on the interior for reinforcement. Another door type is a similarly constructed door but hinged at one side. The only difference found in these hinged doors is the use of battens at the seams of the typical vertical 1-foot wide boards. The third and most unique type is the shedagonal hay loft door found at both the north and south elevations. These hopper doors are hinged at their base, have rectangular openings at the top center to accommodate the protruding 4-inch by 4-inch square member used to channel the hoist for transporting hay in and out of the barn (Fig. 66). The last type of door found is a hinged, five-panel door at the south elevation. All doors are constructed of wood and painted on the exterior. Wood thresholds over the sliding doors at the west aisles appeared greatly worn and almost non-existent.

Windows styles also vary, but the majority are the typical awning 8-lite windows with wood surround and projecting sills produced in 1999 to match the historic windows. The windows consist of two rows of four square glass panes separated by slender muntins. One 4-lite window of the same design also exists at the Fish Lower Barn. These pane windows are found at the east, south, and west elevations of the rear storage area. Three 2-foot wide by 4-foot tall rectangular openings at the east wall of the center aisle is visible only from within the open-sided east aisle. Each opening is built of 2-inch by 4-inch wood members with an extended lintel and sits on the 4x6 beams positioned at 7-1/4 feet above the center aisle floor level. At the west elevation are three 2-1/2 feet by 2-1/2 feet sliding square windows with surrounds

similar to the wood pane windows. These square windows are constructed similarly to the exterior siding of vertical board-and-batten and slide along a track built using slender pieces of wood.

Overall, the doors are functional and in fair condition. However, the bottom tracks of the sliding doors are in poor condition due either to excessive use or natural weathering. Where the bottom tracks are deteriorated or non-extant, the interior of the barn is accessible by lifting out the bottom of the door. Additionally, the bottom of the very right vertical board of the north elevation door leading to the west aisle horse stalls is worn to the point of making two visible openings, which allow small creatures to enter the interior of the barn. Other common but minor conditions found at the doors are cracking along the grains of the vertical boards and biogrowth at the base of the boards caused by proximity to growing vegetation or the blacksplash of water draining from the roof.

All windows seemed to operate properly and are in good condition. In areas surrounding some windows, such as around the paned windows, only slight water penetration at the adjacent wood boards was visible. The sliding square windows at the horse stalls also showed water penetration at the wood boards. Furthermore, since the rectangular openings are protected by the east aisle shed roof, all members and surroundings were in good condition.

### *Conclusions*

- All doors are in fair condition;
- Bottom tracks of the sliding doors are in either poor condition or non-extant and cracking along vertical boards;
- All windows are in good condition; and
- Vertical wood siding surrounding window openings show slight water penetration.

### *Light Fixtures and Electrical System*

A new electrical system was installed during the restoration in 1999. This upgrade was most likely the period when all the interior single-bulb light fixtures were installed at the rear storage area, as well as the pair of bare-lamp spotlights at the center aisle and the four pendant fixtures at the east portico. The main control panel providing electrical power for the entire barn is located on the exterior east wall of the center aisle and is accessible from the east aisle. In general, the single incandescent fixtures found at the center of each rear storage room appear to be functional. One circular shaped, wall-mounted light fixture

was also found above the window in the kitchen. The pair of floodlights used to illuminate the center aisle is mounted to the center 6-inch by 6-inch wood post at the west side and also functioned properly. The west aisle is also illuminated, but with only one incandescent light bulb. At the exterior east portico, an industrial pendant fixture hangs from rafters between each of the four bays. All electrical conduits are exposed and visible. Available outlets are found throughout the entire barn including at the center, west, and east aisles. An electrical upgrade is not anticipated unless the current system cannot sustain the additional egress signs and listening devices required by code.

### ***Mechanical Systems***

The Fish Lower Barn currently has no functioning heating or ventilation system. Because windows are operable, a heating and ventilation system is not necessary. However, if the rear storage area is rehabilitated into office space and the occupant load increases, requirement for both heating and ventilation systems may be required.

### ***Plumbing Systems***

The property is currently not served by a septic system or a public sewer system. However, the on site plumbing system does provide hot and cold water to the bathroom and kitchen areas. Although an artesian well located behind the barn is currently not in service, it may be possible to reestablish this in the future to provide another source of water to the site. A composting toilet in the bathroom does not require water and has a vertical ventilation pipe attached to the top of the fixture. An exterior faucet is found outside the east elevation of the rear storage area. There were no gas lines observed at the Fish Lower Barn. An upgrade of the current plumbing system will be necessary to support the bathroom facilities and drinking fountains required by code (see Building Code Review section below), as well as a fire-sprinkler system. MPRPD is currently working with CalAm Water to investigate the potential to pipe the public utility water to the site from the main line that runs along Highway 1.

## VIII. BUILDING CODE REVIEW

### Building Summary

Location:	Highway 1, Carmel-by-the-Sea, California
Area:	Palo Corona Regional Park
Date of Construction:	1929
Historic Structure:	Yes (Monterey County Register of Historic Resources)
Historic Use:	Barn
Proposed Use:	Public Historic Site (assembly, exhibit, offices)
Number of Floors:	1 story
1st Floor Area:	3,388 sq. ft.
Center Aisle:	1,140 sq. ft.
West Aisle:	640 sq. ft.
East Aisle:	640 sq. ft.
Rear Storage:	968 sq. ft.
Exterior Materials:	Wood board-and-batten siding
Roofing / Framing:	Corrugated metal / Wood truss frame
Construction Frame:	Wood post and beam system
Foundation:	
Center Aisle:	Wood post on concrete piers
West Aisle:	Perimeter concrete
East Aisle & Rear Storage:	Poured-in-place, reinforced concrete slab on grade

### Fire Rating/Life Safety Evaluation

The Fish Lower Barn, constructed in 1929, is a one-story unsprinklered building. The building has a gross area of 3,388 square feet and consists of three types of foundations: slab on grade at the east aisle and rear storage rooms, raised wood framing at the center aisle on concrete piers, and dirt at the west aisle. The structure and cladding is board-and-batten wood siding nailed to a wood post and beam wall system connected to a wood roof framing system. The barn is currently classified as U occupancy (utility) and Type V-N (non-fire rated) construction. The following review is based on the proposed rehabilitation of the barn to a public historic site. The building will remain a Type V-N construction, but rehabilitation will change the occupancies to an A occupancy (assembly), specifically A-3 at the center aisle as an assembly area and a B occupancy (office) for the remainder of the building for use as interpretive exhibits, office, and storage spaces.

The building was reviewed for general code compliance with the provisions of the 2001 California Building Code (CBC) in conjunction with the California's State Historical Building Code (SHBC). In

circumstances where compliance with the provisions outlined by the CBC would cause damage to the historic features of a qualified historic building, the SHBC allows for consideration of alternate means of meeting the performance objectives of the CBC. According to section 8-102.1:

*“These regulations are applicable for all issues regarding building code compliance for qualified historical buildings or properties. These regulations are to be used in conjunction with the regular code to provide alternatives to the regular code to facilitate the preservation of qualified historical buildings or properties. These regulations shall be used whenever compliance with the regular code is required for qualified historical buildings or properties.”*

The following areas are considered deficient in complying with current codes if the Fish Lower Barn will be used as a public historic site. Recommendations addressing these deficiencies are listed in the following section.

**Maximum Occupancy Loads:** Section 1007.2.6 of the CBC requires a sign with the maximum room capacity to be posted in a conspicuous place near the main exit or exit-access doorway. Additionally, the sign should be durable, contrasting color from the background where posted.

**Fire Suppression System:** Currently, there is no smoke detection, fire alarm, or fire suppression system in the building. Although fire sprinklers are not required by the 2001 CBC it is strongly recommended that a fire suppression system be installed to protect the valuable historic resources found at the Fish Lower Barn, a building constructed entirely of wood.

**Means of Egress:** Table 10-A of Section 1004.2.3.2 of the CBC requires a minimum of two means of egress where the number of occupants is at least 50 for an assembly area. Section 1004.2.4 requires that at least two of the exits shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area served. For non-sprinklered buildings, Section 1004.2.5.2.1 requires that the travel distance to at least one exit shall not exceed 200 feet. Currently, the center aisle space has only one exit.

**Means of Egress Identification:** Section 1003.2.8.2 of the CBC requires exit signs to be located along the path of exit travel and within the exit. Section 1003.2.8.4 requires exit signs to have an intensity of five foot candles.

**Means of Egress Illumination:** Section 1003.9 of the CBC requires emergency exit path illumination to have an intensity of one foot candle at floor level. Section 1003.2 requires the installation of an emergency source of power to illuminate means of egress for a continual duration of 1-1/2 hours minimum in case of primary power loss. There is currently no provision for emergency lighting in the barn.

**Door Landings:** CBC section 1003.3.1.6.1a requires a level landing on each side of an exit door. However, according to Section 1003.3.1.6 floor levels are permitted to be a maximum of 1/2 inches below the threshold and floor levels of exterior landings shall not have slopes greater than 2 percent. The landing should be 48 inches in length away from the direction of door swing (see CBC section 1133B2.9.2) and 60 inches in length in the direction of door swing. CBC section 1133B.2.4.2 requires the level landing to extend 18 inches beyond the latch side of the door at all interior exit doors and 24 inches beyond the latch side of the door at all exterior exit doors.

**Restrooms:** Section 2905 of the CBC requires a minimum number of plumbing fixtures to serve the occupants of a building. Table A-29-A in Section 2905 enumerates the required fixtures and is based on a calculation of 50-percent male and 50-percent female per occupant load. The following chart shows the minimum number of fixtures required for the Fish Lower Barn based on the 163 people for Group A and 8 people for Group B. If unisex restrooms are provided, Section 1105.2.4.5.1 permits only one water closet and only one lavatory in each unisex toilet room.

Occupancy	Occupant Load	Sex	Water Closets	Lavatories
Group A	82	Male	2	1
	82	Female	4	1
Group B	4	Male	1	1
	4	Female	1	1
<b>Total:</b>			<b>8</b>	<b>4</b>



**Drinking Fountains:** Section 2905 of the CBC requires for occupant loads over 30 to have one drinking fountain for each 150 occupants. Where drinking fountains are provided, Section 1105.4.1 requires that at least 50 percent should be made accessible. Currently, there are no drinking fountains at the site. Although the site currently does not have a septic system or public sewer system, provisions for one in the future will be necessary to provide the above mentioned restroom facilities and drinking fountains.

**Roofing:** New shingles installed to replace the current corrugated metal roof should be a Class A treated shingles, as required by the Fire Marshall.

### **Disabled Accessibility**

Requirements for disabled accessibility are governed by the CBC and the SHBC for a public historic site. Additional parallel requirements are provided by the Americans with Disabilities Act (ADA), a federal civil rights law that governs accessibility to buildings for the disabled. If the decision to rehabilitate the Fish Lower Barn into a public building occurs, the ADA law will apply and non-compliance with the requirements will place the building owner at risk to potential litigation. Where alterations are undertaken to a qualified historic building, such as a building listed in the Monterey County Register of Historic Resources, and where the State Historic Preservation Officer or Advisory Council on Historic Preservation agrees that full compliance with the requirements for accessible routes (exterior and interior), ramps, entrances, or toilets would threaten or destroy the historic significance of the building or facility, alternative requirements of compliance may be used.

The scope of this disabled accessibility evaluation is for the Fish Lower Barn and will include the full range of issues including disabled parking, path of travel throughout the site including appropriate entrance and egress, restroom facilities, and interpretive and programmatic features. The following are principal areas where the Fish Lower Barn is considered deficient in meeting accessibility requirements of the CBC if the Fish Lower Barn is rehabilitated as a public building. Recommendations addressing these deficiencies are listed in the following section.

**Site Access:** Section 1127.1 of the CBC requires the site to be designed to provide access to all building entrances and ground floor exits. CBC section 1129.1 requires accessible parking to be provided. Currently, there is neither accessible parking nor an accessible path of travel to all building entrances/exits.

**Building Access:** As mentioned above in the Means of Egress under Fire Rating/Life Safety Evaluation, Section 1004.2.3.2 of the CBC requires a minimum of two means of egress for the Center Aisle. When more than one exit is required for any accessible space, Section 1104.1.1 of the CBC requires any accessible space to be served by not less than two accessible means of egress. See door landings under Fire Rating/Life Safety Evaluation for further discussion of this item.

**Wheelchair Spaces:** CBC section 1105.4.8.1 requires a minimum of four wheelchair spaces for a room with a capacity of seating between 51 and 300.

**Door Hardware:** Section 1003.3.1.9 requires all door hardware to be operable with a single effort and without requiring the ability to grasp the opening hardware. Section 1007.2.5 requires that exit doors be provided with a latch or lock, with an exception for A-3 occupancies. This exception specifies that a key-locking device may be used in place of the panic hardware, if a readily visible and durable sign is provided adjacent to the doorway stating:

“THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS,” or if required by the State Fire Marshall, “THIS DOOR SHALL REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED.”

**Restrooms:** Section 1105.2.2 of the CBC requires that each toilet room be made accessible and within these a minimum of one fixture of each type be accessible. Section 1115B requires that a minimum of one unisex facility be provided for persons with disabilities within close proximity to a non-accessible facility.

**Accessible Route:** Section 1114B.1.2 requires an accessible route of travel to all portions of the building which are required to be accessible. Currently there is no accessible path of travel through the building and no floors are accessible.

**Assisted-listening Systems:** According to CBC section 1104B.2, an assisted-listening system is required for a minimum of 4% of the total seats provided in assembly areas. Locations where devices are available should be posted prominently with the international symbol for hearing loss and wording “Assistive-

listening System Available.” Listening devices should be made available within 50 feet of the performing area and can be portable since they serve less than 50 occupants.

## IX. TREATMENT RECOMMENDATIONS

### Introduction

In the future, the Fish Lower Barn will probably be used as a public historic site with spaces for recreation and interpretation, offices for staff, and storage. Under this scenario, the center aisle will be used as an assembly space, the west and east aisles as interpretive spaces, and the rear storage areas as offices and storage. The proposed uses are compatible with the historical uses of the building; the proposed change in use will not require dramatic changes to the historic features. In addition to the system-related work described above, work required by the change in use to correct deficiencies is described below.

This report contains recommendations based on *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (The Standards)* and on the Code of Ethics of the American Institute for the Conservation of Historic and Artistic Works (AIC).

*The Standards* provide general information for stewards of historic resources to determine appropriate treatments. They are intentionally broad in scope to apply to a wide range of circumstances, and are designed to enhance the understanding of basic preservation principles. *The Standards* are neither technical nor prescriptive, but are intended to promote responsible preservation practices that ensure continued protection of historic resources. Any alterations to the significant character-defining features should be approached carefully and sensitively, following *The Standards*. Based on the combination of the extant nature of the overall design and style of the original structure and the Owner's desire to transform the barn into a public historic site, the rehabilitation guidelines are appropriate for the Fish Lower Barn. These *Standards* define Rehabilitation as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. Alteration of significant character-defining features will require consultation with the California Office of Historic Preservation.

Information presented in this section is intended to provide recommendations for the future treatment, maintenance, rehabilitation, and adaptive use of the Fish Lower Barn. It is assumed that the current uses

as a private storage facility for hay and other ranch equipment, as well as shelter for horses, will change to a public space for recreational and educational purposes. Additionally, the kitchen, bathroom and rear storage area are assumed to change into ancillary spaces such as offices and interpretation areas. Given the proposed uses of the barn and the integrity of materials and systems, rehabilitation is the appropriate treatment. The recommendations provided in this report include actions that should be carried out when the decision is made to rehabilitate the current structure into a public historic site. The recommendations are prioritized by critical actions that should be carried out to address life-safety issues and severely deteriorated conditions, and those preservation treatments recommended to conserve the historic materials and integrity of the barn.

### **General Recommendations**

Any work including repair, restoration, rehabilitation, replication, or maintenance should have a minimal impact on the historic fabric of the Fish Lower Barn. Deficiencies threatening life and safety, or that may cause further deterioration should be corrected as soon as possible. The value of any other improvements should be weighed against potential impacts to the building's historic integrity. The historic fabric and character-defining features have been described in previous sections of this report.

Initial measures should focus on the ongoing maintenance and repair of historic fabric to protect and stabilize the property. The conversion of the structure from a privately used space into a public building will entail some alterations to the original fabric in order to comply with current building regulations. Although new additions are not required, sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make the properties functional is necessary.

Further, the Code of the Ethics of AIC calls for treatments to be "suitable to the preservation of the aesthetic, conceptual, and physical characteristics of the cultural property." In some cases, nonintervention is the most appropriate treatment for the preservation of a feature or structure. The Code of Ethics also requires an "informed respect for the cultural property, its unique character and significance, and the people or person who created it." In the case of the Fish Lower Barn, this respect for the history of the building applies to the previous restorations and alterations that have contributed to the barn in its current form.

### **Code Upgrades**

This section addresses physical changes needed to make the building compliant with current required codes. The following text outlines code-related upgrades that will be required for the Fish Lower Barn for the rehabilitation of the structure as historic site accessible to the public. The treatments recommended in this report will have effects on the cultural resource; however, it is intended that the treatments will result in benefits providing for a higher level of resource preservation than is now provided. One of the most important design criteria, however, is that the modifications be designed to minimize these effects, both physically and visually. Providing an improved environment for the building's preservation and the safety of its users will reduce negative impacts on the structure and occupants. Further evaluation will be necessary when the recommendations are developed to a level of design detail specific enough to definitively identify particular building fabric treatments.

### ***Fire and Life Safety***

#### ***Maximum Occupancy Loads***

- Occupancy of the center aisle should be limited to a maximum of 163 people as indicated by appropriate signage at the entrance. Occupancy of the rear storage area to be converted into office spaces should be limited to a maximum of 8 people and not accessible to the public.
- Install an approved sign showing the room capacity for each public room.

#### ***Fire Suppression System***

- Provide a single line fire suppression system in the building.
- Initiate regular program of annual inspection and maintenance of extinguishers.

#### ***Means of Egress***

- Provide a minimum of two means of egress for the center aisle of the Fish Lower Barn located at a minimum distance of 24 feet apart.
- Provide one means of egress to the office space at the rear storage area.
- Exit locations should be limited to a travel distance of 200 feet.

#### ***Means of Egress Identification***

- Add readily visible exit signs; design and location of exit signs and emergency lighting should be carefully coordinated to minimize their impact on the historic fabric and setting of the barn.

*Means of Egress Illumination*

- Means of egress should be illuminated as specified by code.
- Provide emergency electrical system that supplies enough power for a minimum of 1-1/2 hours.

*Door Landings*

- Install code compliant landings at all exit doors.

*Restrooms:*

- Provide the required number of restrooms in the Fish Lower Barn. See Disability Accessibility section below for accessibility requirements.

*Drinking Fountains*

- Provide two drinking fountains for the occupants at the Fish Lower Barn. See Disability Accessibility section below for accessibility requirements.

*Roofing*

- If replacement of the current corrugated roofing with a wood roof occurs, provide Class A treated wood shingles.

**Disabled Accessibility***Site Access*

- Provide one code compliant accessible parking, if parking is provided.
- Provide access to all building entrances/ground floor exits.

*Building Access*

- Provide two means of egress into the center aisle of the Fish Lower Barn where occupancy is greater than 50.
- Provide one means of egress into the office space at the rear storage area.

*Wheelchair Spaces*

- If the center aisle is used for events with seating, provide four wheelchair spaces.

*Door Hardware*

- Option 1: Provide code compliant door hardware at all doors, which will be used for entrance and egress in the design of the re-use.
- Option 2: Keep exit doors open during business hours and provide a readily visible and durable sign adjacent to the doorway stating:

“THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS,” or if required by the State Fire Marshall, “THIS DOOR SHALL REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED.” \*

\* Note: A discussion with the building department will be necessary to clarify the acceptable door hardware required for the building.

*Restrooms:*

- Remove existing restroom and provide new restrooms (e.g. portable toilets).

*Accessible Route*

- Provide an accessible route of travel to all portions of the building, which are required to be accessible.

*Assisted-listening Systems*

- Provide a minimum of four assisted-listening devices.
- Provide a proper sign indicating the availability of an assisted-listening system.

*Drinking Fountains*

- One of the two required drinking fountains provided shall be made accessible.

**PRIORITIZED RECOMMENDATIONS****Repair Recommendations**

The following repairs are considered critical because of their role in addressing life-safety concerns. Due either to the severity of their existing condition or their capacity to greatly compromise the overall structural integrity of the building, the repairs are of highest priority in stabilizing the barn and should be undertaken before any other work is executed. The repairs are listed in order of priority.

1. **Stabilize roof framing for pest control access:** The current roof framing should be stabilized in order to support the load of a working platform for pest control access. A reinforcement program consisting of three 6x8 sleepers installed between the existing truss chords of the center gable roof



placed at four even spaces from the exterior wall to the roof ridge would form adequate support for a platform. Additionally, the same system of reinforcement can also be applied at shed roofs to provide access to the gable roof.

2. **Fumigate wood structure:** In order to prevent further deterioration of the structural framing systems at the Fish Lower Barn, fumigation of the entire structure is recommended.
3. **Stabilize floor at center aisle:** Before any of the structural strengthening work at the floor framing is undertaken, the initial ten feet of the wood floor within the area immediately inside the center aisle doors should be removed and reinforced with new temporary plywood sheathing to provide adequate support for anyone walking through this space. Refer to the structural report in Appendix D.
4. **Improve structural strengthening at roof framing:** The current roof framing installed in 1999 should be reinforced with 3/4-inch truss rods with turnbuckles tied to the roof trusses using a 3/4-inch thru bolt and in the area above the truss chords. The goal of the reinforcement is to reduce the probability of collapse and failure. Refer to the structural report in Appendix D.
5. **Replace existing corrugated metal roofing with original roofing material:** Exploratory demolition should be conducted to determine the original type of roof that existed in 1929. Determination of this material will enable for replacement of the current roof, which was installed in 1999. If it is determined that the roof was originally wood shingle, the new roof will require reinforcement of the diaphragm at both the gable and shed roofs for transferring wind and seismic loads to the shear walls. There are two alternatives for this reinforcement: 1) Reinforcement by 1-inch thick diagonal braces running under the existing 2-inch thick rafters can connect to the exterior walls at the existing top beams or 2) Diagonal rods installed just below the roof rafters. Refer to the structural report in Appendix D. New shingles installed should be a Class A treated shingles.
6. **Repair timber and wood surface decay:** Surface treatment of any deteriorated timber and wood members with an appropriate and approved epoxy repair solution. Although reinforcement is not required, careful attention to the aesthetics of the material should be undertaken during the repair to preserve the historic integrity of the members.
7. **Repair base and exterior siding:** Water damaged bases of exterior wood siding should be treated with consolidant. Application of a new paint coating is also recommended for further protection.
8. **Refinish paint at exterior:** Remove peeling paint at the exterior board-and-batten walls at walls and refinish with a new application of paint coatings.

**WARNING:** Existing painted surfaces may contain lead. Testing for lead in the paint was not part of the scope of this report. It is suggested that the Owner pursue testing of the paint for lead content.

9. **Install flashing at south elevation where shed roof meets wood siding:** At the south elevation, protect wood siding from backsplash caused by water draining from above gable roof and landing on shed roof below. Install flashing where the shed roof meets the wood siding to prevent water from infiltrating at this joint.
10. **Improve site drainage:** Re-grade around the perimeter of the building at the south and west elevations. Construct French drains at perimeter of the rest of the barn to prevent water absorption by

wood siding by redirecting water draining from the shed roofs away from the structure. Provide smaller granules of gravel at top layer of French drain to prevent backsplash on historic wood siding.

11. **Remove vegetation:** In areas immediately around the building, remove cultivating vegetation and maintain cleared to prevent development of moist environment at and near the wood siding. This will prevent biological growth and further deterioration of the wood found at the barn.

### Code Upgrades

Code upgrades are necessary only if the decision to rehabilitate the Fish Lower Barn into a public historic site. The recommended repairs listed below are based on the assessment of the existing conditions and should be undertaken to preserve the overall integrity of the materials and building systems of the building. The repairs are grouped by material and systems and are not listed in any order of importance.

1. **Improve structural strengthening at wall framing:** To resist wind and earthquake loads, board-and-batten siding can be stapled at the batten overlap to provide additional shear strength. Sheer walls will require new wood sills as well as blocking at the shed roof connection and the high roof to wall connection. To improve the connection of these braces to the wood posts and wood diaphragm, metal connectors on the shed side of these walls will be used. Refer to the structural report in Appendix D.
2. **Improve structural strengthening at floor framing:** After (temporary) stabilization of the floor surface at the center aisle is undertaken, work to structurally strengthen the entire floor framing system will include the installation of a new reinforced concrete slab with thickened edges. Additionally, installation of new tongue-and-groove flooring where boards are too deteriorated to salvage and reuse. New boards to match existing. Salvaged boards should be repaired by consolidation or epoxy treatment. Refer to the structural report in Appendix D.
3. **Fire and life safety changes:**
  - a. **Exit sign illumination:** Provide power source for illumination of exit signs.
  - b. **Smoke alarm:** Provide smoke alarms.
  - c. **Fire sprinkler:** Provide fire sprinklers throughout the building.
4. **Additional means of egress at center aisle:** Provide an exit for the center aisle space.
5. **Additional means of egress at office area:** Provide an exit for the new office space.
6. **Disabled accessibility upgrades:**
  - a. **Center Aisle:** Provide power for illumination of exit sign
  - b. **Office Area:** Provide accessible work area for the new office space.
  - c. **East and west aisle areas:** Provide accessible thresholds to the east and west aisle spaces.
  - d. **Listening devices:** Provide an assistive listening system for visitors.
  - e. **Drinking fountains:** Provide one accessible drinking fountain at the site.
  - f. **Parking space:** Provide one code-compliant accessible parking space.

## X. REFERENCES

### Books

Arthur, Eric and Dudley Witney. *The Barn: A Vanishing Landmark in North America*. Ontario, Canada: M.F. Feheley Arts Company Limited, 1972.

Noble, Allen G. and Richard K. Cleek. *The Old Barn Book: A Field Guide to North American Barns & Other Farm Structures*. New Brunswick, New Jersey: Rutgers University Press, 2004.

Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Washington, D.C.: U.S. Interior Department -NPS Heritage Preservation Services, 1995 (as amended).

Witzel, Michael Karl. *Barns: Styles & Structures*. St. Paul, Minnesota: MBI Publishing Company, 2003.

### Reports

Historic Preservation Associates. Monterey County Register of Historic Resources -Nomination Form, Fish Lower Front Barn. Carmel: May 30, 2005.

### Personal Communication

Jenson, Tim (Planning and Programs Manager, Monterey Peninsula Regional Park District). In discussion with the author, March 14, 2007.

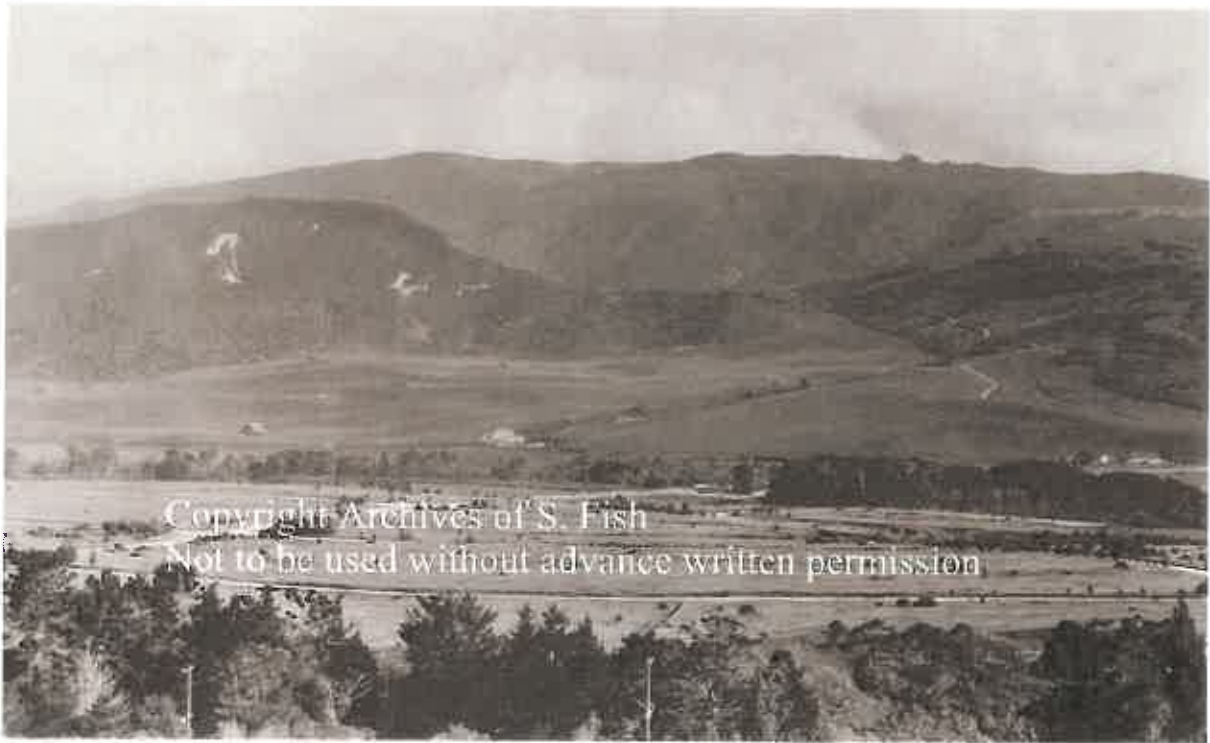
Sales, Enid (Executive Director, Carmel Preservation Foundation). In discussion with the author, March 14, 2007.

Email correspondence between Tim Jensen and Diana Fish on May 13, 2007.

Email correspondence between Tim Jensen and Diana Fish on November 14, 2007.



**Appendix A. Historic Photographs of Fish Lower Barn**



*Figure 1. View of the Palo Corona Ranch (undated). Courtesy of Archives of S. Fish.*



*Figure 2. View of the Palo Corona Ranch (undated). Courtesy of Archives of S. Fish.*





**Appendix B. Photographs of Existing Conditions**



*Figure 3. View of Fish Lower Barn from adjacent road.*



*Figure 4. Adjacent road immediately north of the Fish Lower Barn.*



*Figure 5. Northern fields below the Fish Lower Barn.*



*Figure 6. Aerial view of the Fish Lower Barn showing adjacent roads. Courtesy of Google Earth.*





*Figure 7. Stone retaining wall located at the south of the barn .*



*Figure 8. Silos sitting on top of the eastern portion of the retaining wall. Small shed, sign, and other ranch equipment leaning against wall.*



*Figure 9. French Drain at the west elevation.*





*Figure 10. Overall view of the Fish Lower Barn from the east.*



*Figure 11. North elevation.*



*Figure 12. Hay loft door located below the gable roof at the north elevation.*



*Figure 13. Sliding barn doors at the north elevation leading to the center aisle.*



*Figure 14. Sliding barn door at the north elevation leading to the west aisle horse stalls.*



*Figure 15. Hinged door leading to the east aisle.*





*Figure 16. East elevation showing the open-sided east aisle and rear storage area.*



*Figure 17. Sliding door leading to the bathroom and kitchen from the east aisle.*





*Figure 18. Windows at the east elevation of the rear storage area.*



*Figure 19. Fire hose located in a cabinet on the east elevation.*



*Figure 20. South elevation (photo montage).*



*Figure 21. Hay loft door at the south elevation.*



*Figure 22. West elevation.*



*Figure 23. Typical sliding window at the west elevation.*



*Figure 24. Interior view of the south wall and roof framing from the center aisle.*





*Figure 25. Wall and roof framing systems at the center aisle.*





*Figure 26. Threshold to the center aisle sliding barn doors.*



*Figure 27. Roof framing system at the center aisle showing where rafters join the ridge beam. Square member below used as a track for the hoist.*



*Figure 28. Low interior wall between the center aisle and west aisle horse stalls. View from the center aisle.*



*Figure 29. Openings at the east interior elevation wall in the center aisle.*





*Figure 30. Dividing horse stall wall at the west aisle.*



*Figure 31. Horse trough along the lower east wall in the west aisle.*



*Figure 32. Roof framing system at the east aisle.*



*Figure 33. Opening at the east elevation wall in the east aisle looking into the center aisle.*





*Figure 34. Structural framing system of the east aisle.*



*Figure 35. Main electrical panel located on the west elevation wall of the east aisle.*



*Figure 36. Bathroom in the rear storage area.*



*Figure 37. Kitchen in the rear storage area.*



*Figure 38. Cabinet located in the southeast corner of the kitchen.*



*Figure 39. Rear storage room #1 used for storing ranch equipment.*



*Figure 40. Rear storage room #2.*





*Figure 41. Rear storage room #3.*





*Figure 42. Testing by probes conducted during the field investigation. View of a rafter exposed to the exterior.*



*Figure 43. Silo sitting on top of the stone retaining wall.*



*Figure 44. Vegetation cultivating in area immediately surrounding the barn.*



*Figure 45. Subgrade perimeter foundation at the west elevation.*

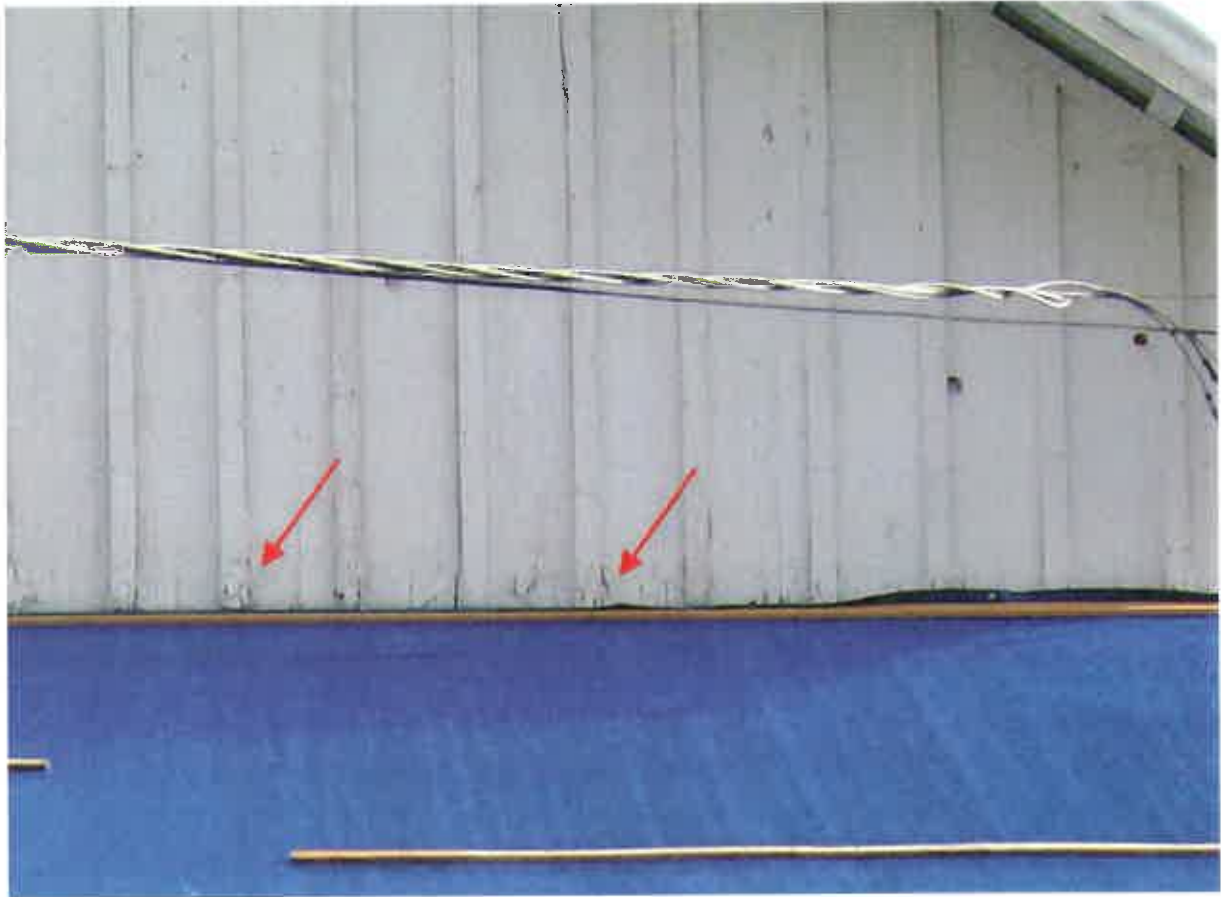


*Figure 46. Soiling at the base of the exterior siding.*





*Figure 47. Soiling at the base of the wood siding.*

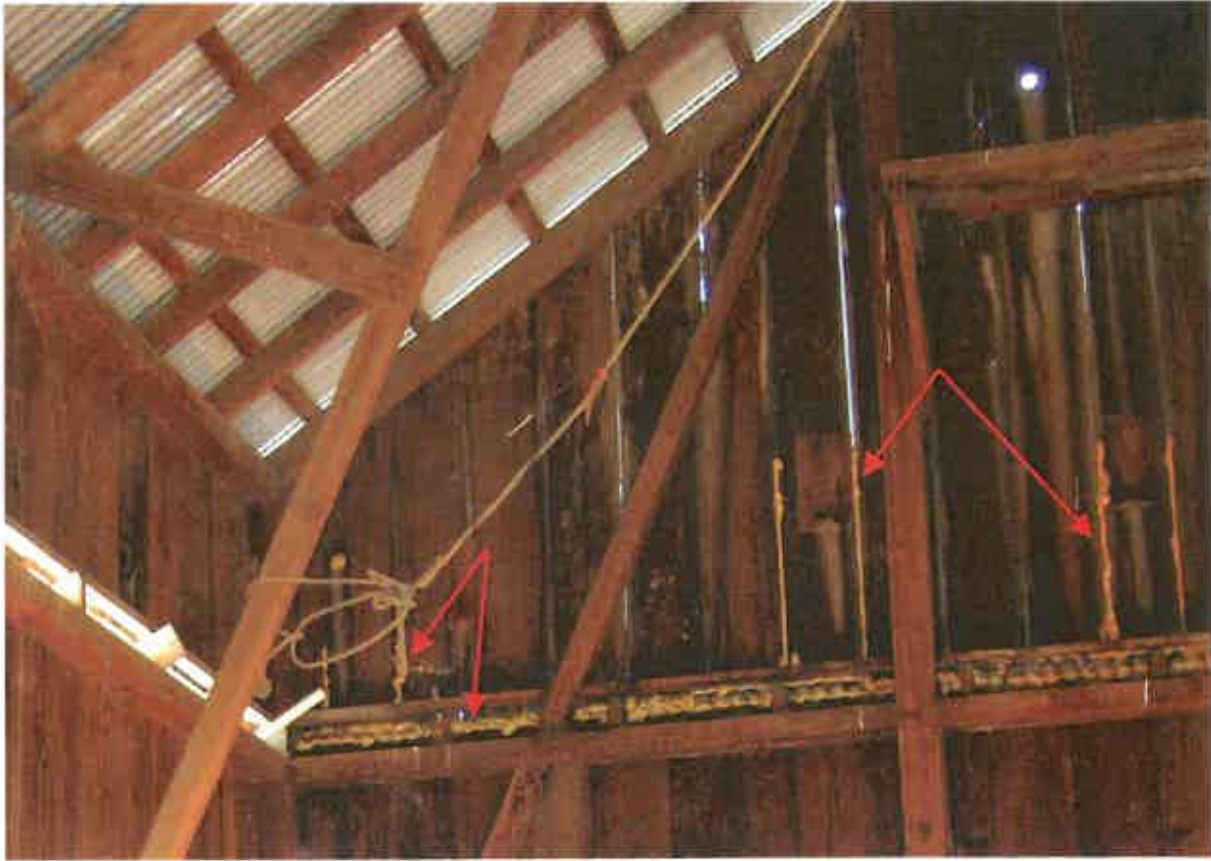


*Figure 48. Deterioration in the area where the corrugated shed roof meets the exterior wood siding at the south elevation.*



*Figure 49. Bird nest found near the roof framing system at the exterior south elevation .*





*Figure 50. Expandable foam insulation used to fill gaps between exterior siding at the south elevation of the center aisle.*



*Figure 51. Typical gap between exterior siding.*



*Figure 52. Watermarks found throughout the interior face of the wood siding.*



*Figure 53. Typical surface deterioration from insect infestation at the timber posts.*



*Figure 54. Detail view of the surface deterioration caused by insect infestation.*





*Figure 55. Splits found on timber posts.*



*Figure 56. Deterioration at the roof framing system.*



*Figure 57. Surface deterioration showing separation of wood fibers at the hoist rail used to move the hay fork.*





*Figure 58. Typical deterioration of roof rafter ends.*



*Figure 59. Deterioration of sleepers at roof framing system.*



*Figure 60. Detail view of deterioration at sleepers.*



*Figure 61. Deterioration of roof framing system at the east aisle caused by pests.*



*Figure 62. Bird nest found nestled within roof framing system at the center aisle.*



*Figure 63. Deteriorated floorboards at the center aisle.*





*Figure 64. Water stains on the wood boards at the northeast corner of the center aisle. And old rail track stored on the fragile floorboards in the center aisle.*



*Figure 65. Deterioration of the roof framing system at the rear storage areas.*



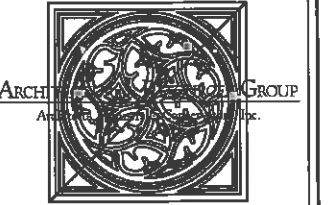


*Figure 66. Hoist at the center aisle used to transfer hay in and out of the Fish Lower Barn. The hoist rides along the square beam hung from the ridge beam above.*

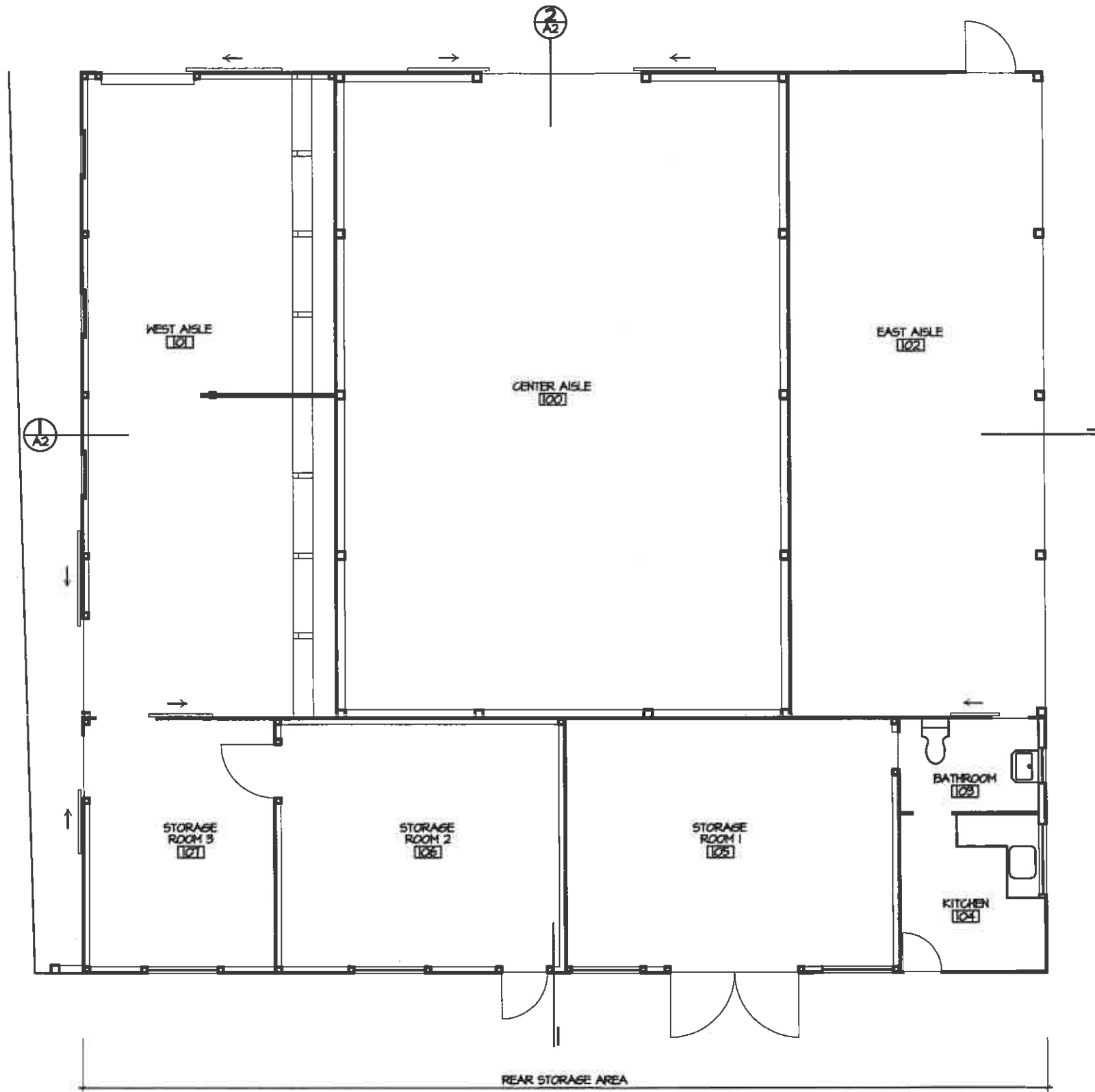


**Appendix C. Existing Conditions Drawings**





ARCHITECTURAL RESOURCES GROUP  
 910 Market Street, Suite 100  
 San Francisco, California 94102  
 Tel: 415.441.1880 Fax: 415.441.0227



**PLAN**  
 SCALE: 1/8" = 1'-0"



NO.	DESCRIPTION	DATE
REVISIONS		

**FISH LOWER BARN**  
 PALO CORONA REGIONAL PARK  
 HIGHWAY 1  
 CARMEL-BY-THE-SEA, CALIFORNIA

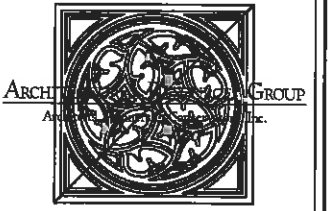
SHEET TITLE  
**PLAN**

ISSUANCE  
**EXISTING CONDITIONS**  
 DATE  
**MAY 20, 2007**

PROJ. NO. 06196	
DRAWN LK	
CHECKED GDM	

DRAWING NO.  
**A1.0**  
 SHEET OF 00

© ARCHITECTURAL RESOURCES GROUP



Pier 9, The Embarcadero - San Francisco, California  
415-421-6800 Fax 415-421-0177

NO.	DESCRIPTION	DATE
REVISIONS		

**FISH LOWER BARN**  
PALO CORONA REGIONAL PARK  
HIGHWAY 1  
CARMEL-BY-THE-SEA, CALIFORNIA

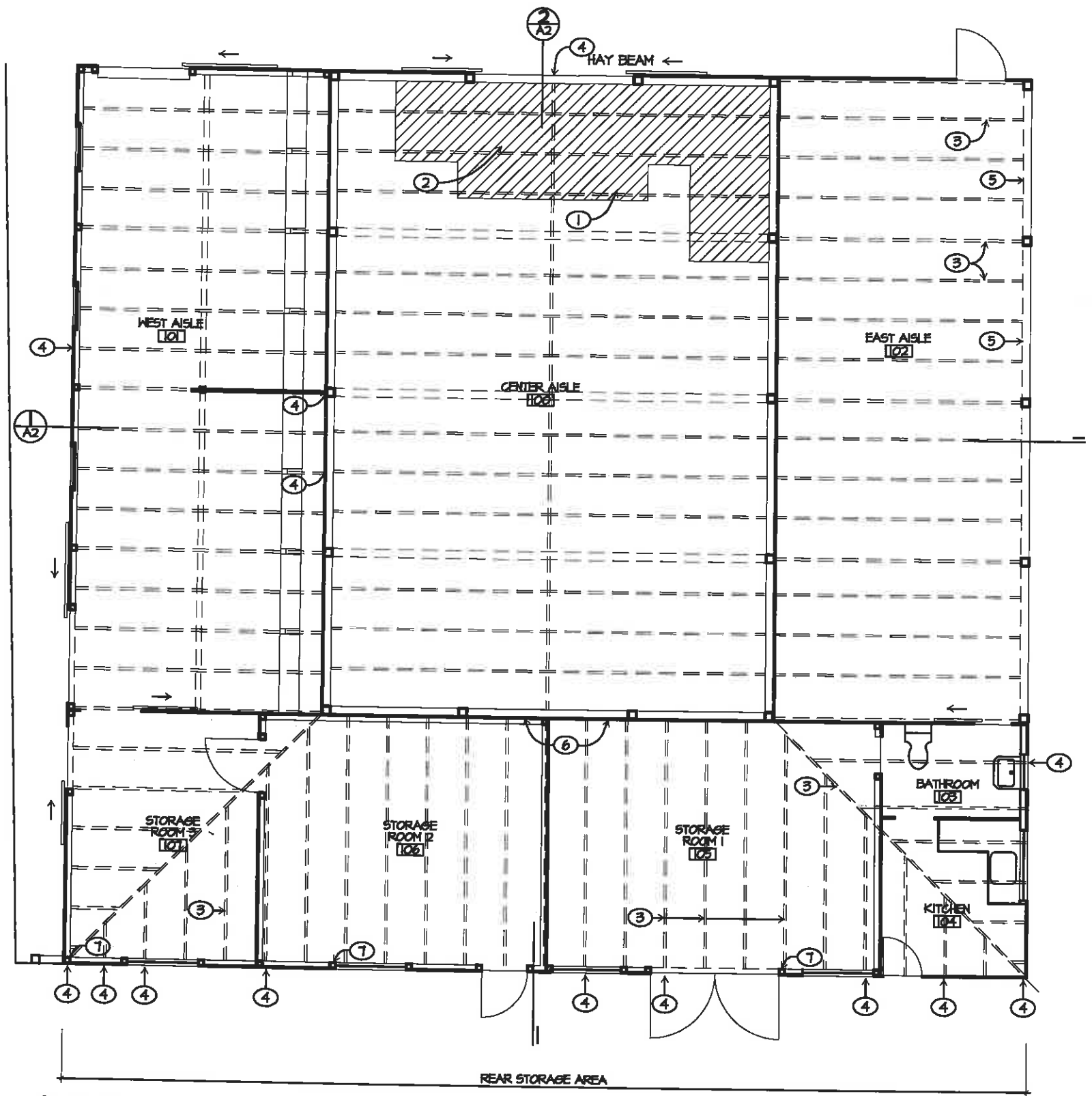
SHEET TITLE  
**CONDITIONS PLAN**

ISSUANCE  
**EXISTING CONDITIONS**

DATE  
**MAY 20, 2007**

PROJ. NO. 06196
DRAWN LK
CHECKED GDM

DRAWING NO.  
**A1.1**  
SHEET OF 00



- LEGEND**
- WALLS
  - COLUMNS
  - - - ROOF FRAMING ABOVE
  - ▨ DETERIORATED WOOD FLOORBOARDS

**PLAN**  
SCALE: 1/8" = 1'-0"

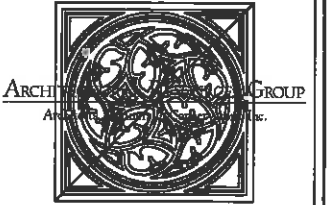
**GENERAL PLAN NOTES**

**PLAN KEY NOTES**

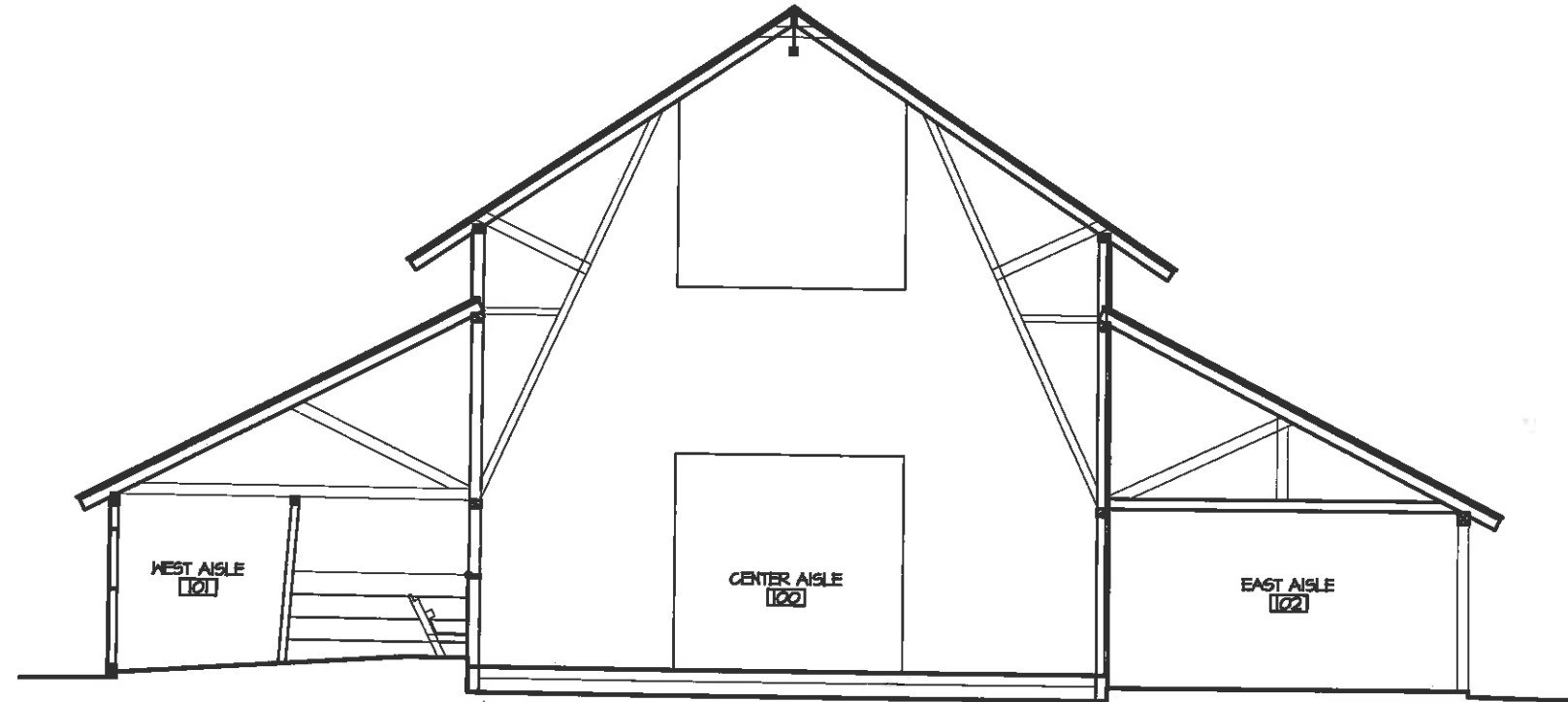
- |  |                             |
|--|-----------------------------|
| ① DETERIORATED WOOD FLOORING SHOWN HATCHED | ⑥ DAMAGED BARGE BOARD ABOVE |
| ② DETERIORATED FLOOR JOISTS                | ⑦ DETERIORATED POST         |
| ③ DETERIORATED RAFTER ABOVE                | ⑧                           |
| ④ DETERIORATED RAFTER TAIL ABOVE           | ⑨                           |
| ⑤ DETERIORATED BEAM ABOVE                  | ⑩                           |



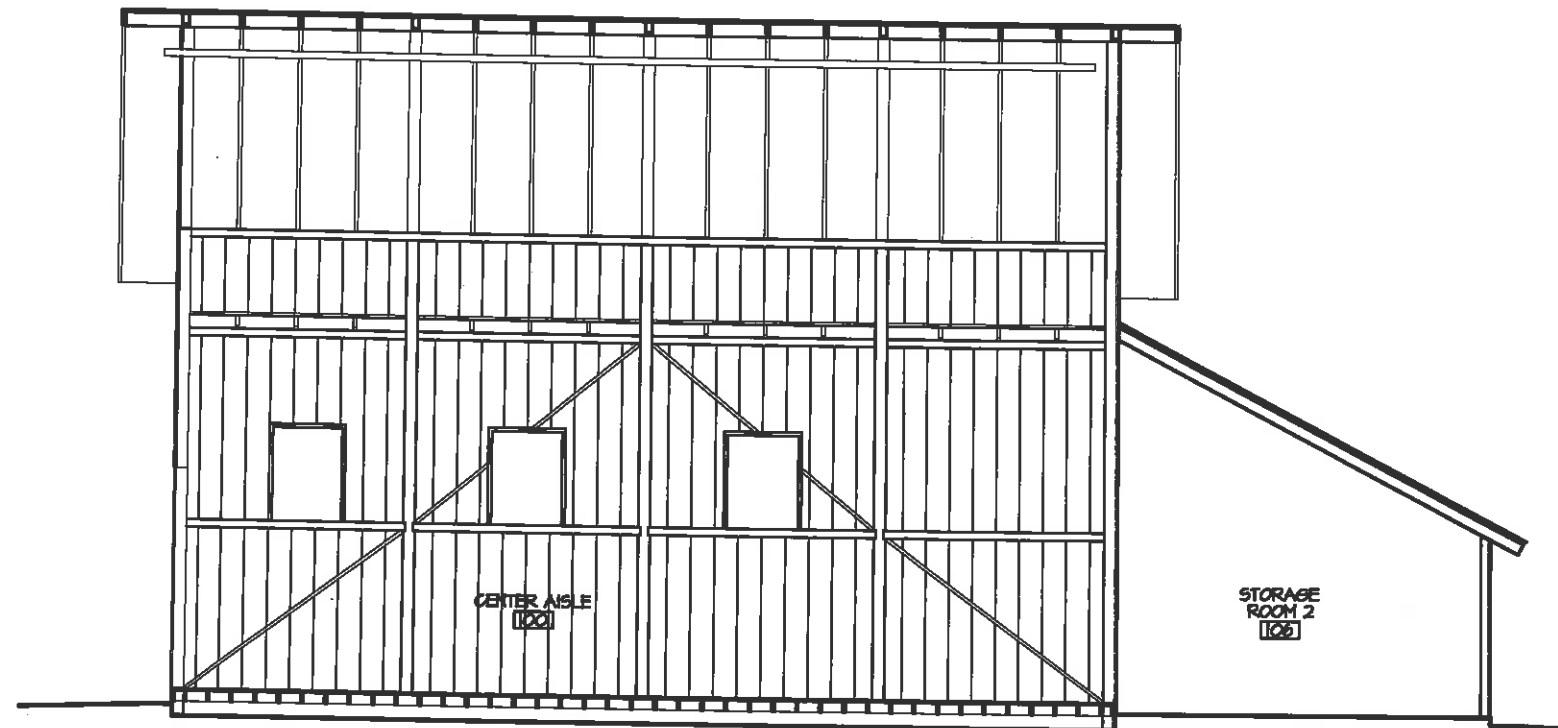
© ARCHITECTURAL RESOURCES GROUP



ARCHITECTURAL RESOURCES GROUP  
 415-441-1680 San Francisco, California  
 415-441-0137



1 SECTION  
 A2 SCALE: 1/8" = 1'-0"



2 SECTION  
 A2 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
REVISIONS		

## FISH LOWER BARN

PALO CORONA REGIONAL PARK

HIGHWAY 1  
 CARMEL-BY-THE-SEA, CALIFORNIA

SHEET TITLE

SECTIONS

ISSUANCE  
 EXISTING CONDITIONS

DATE  
 MAY 20, 2007

PROJ. NO.  
 06196

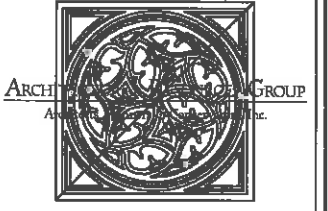
DRAWN  
 LK

CHECKED  
 EDM

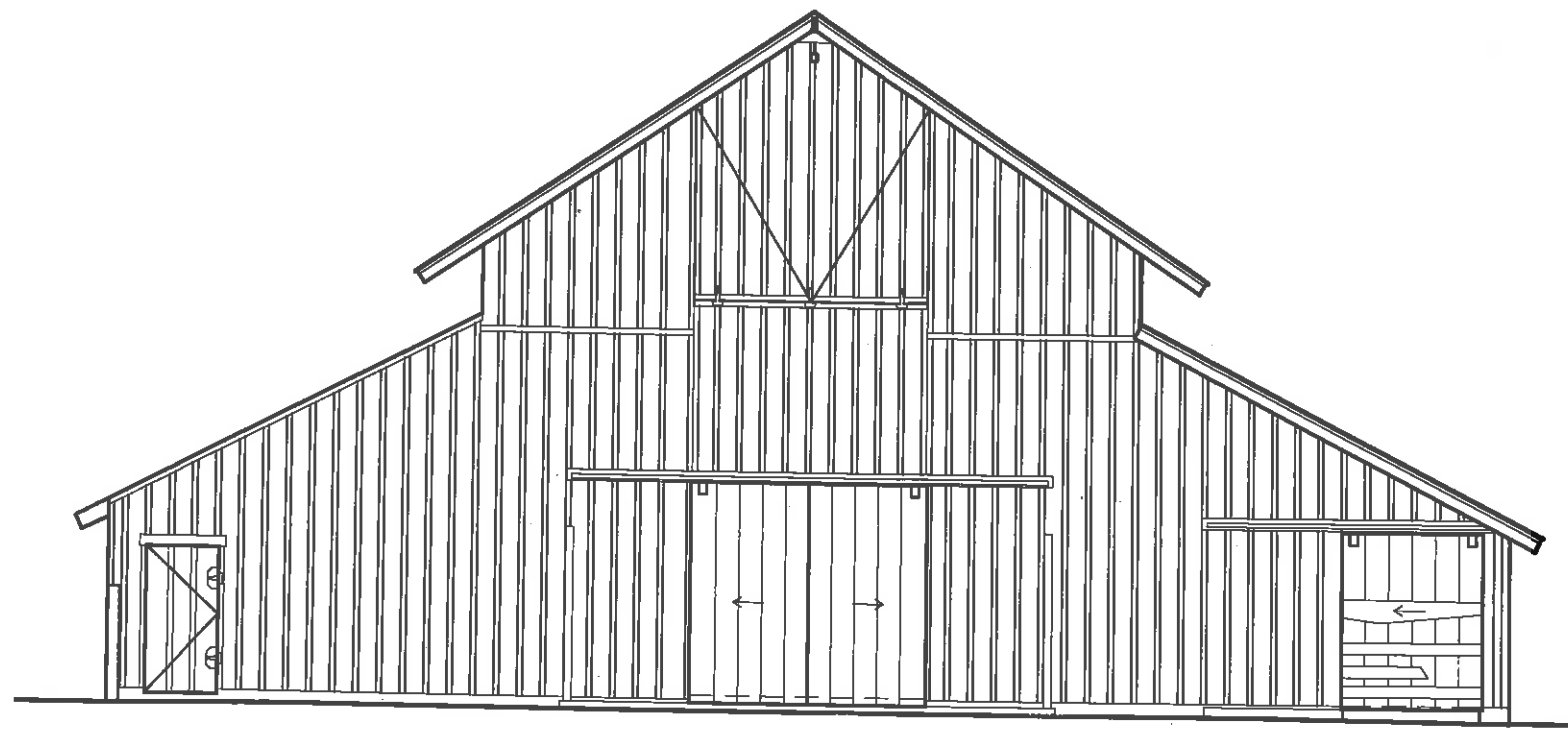
DRAWING NO.

# A2.0

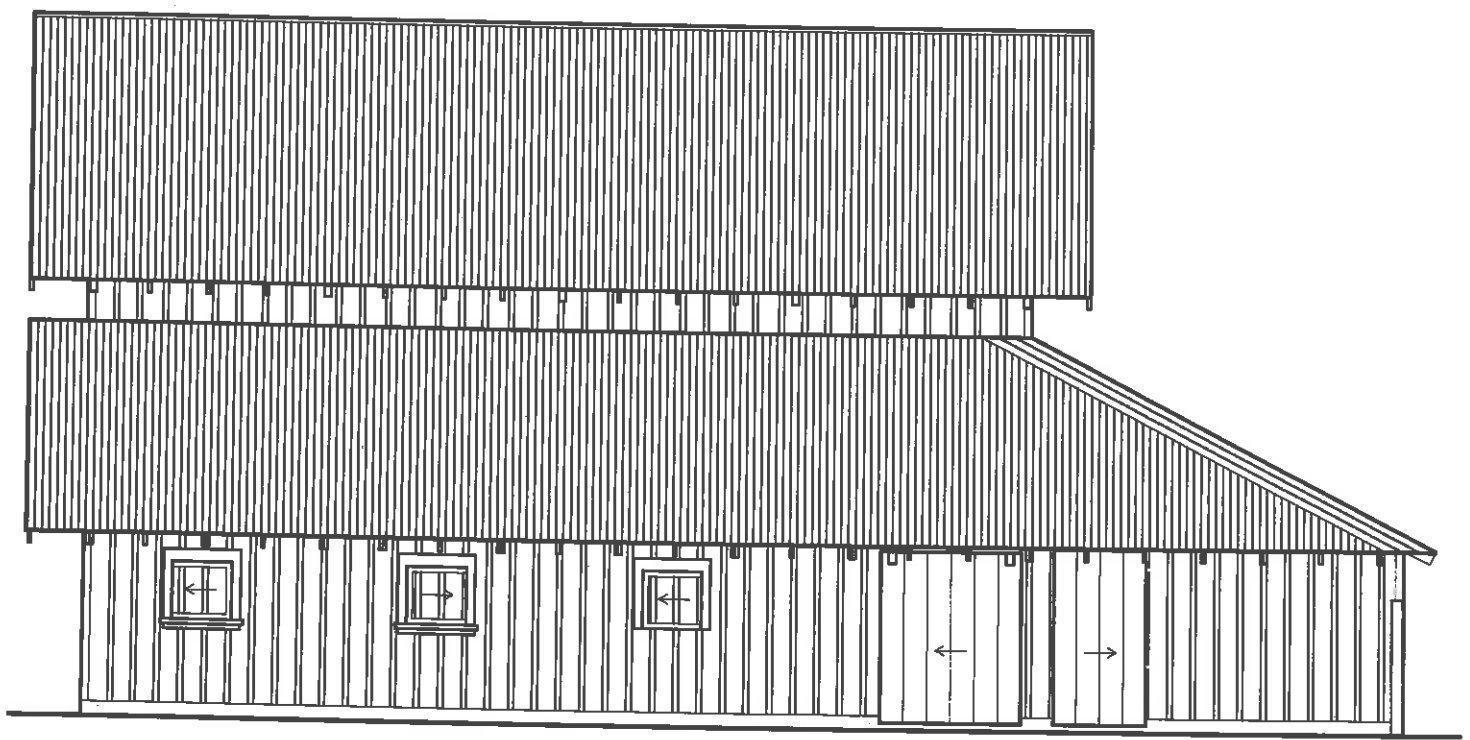
SHEET OF 00



ARCHITECTURAL RESOURCES GROUP  
 Pier 9, The Embarcadero - San Francisco, California  
 415-421.6800 fax 415-421.0177



**1 NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



**2 WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE
REVISIONS		

**FISH LOWER BARN**  
 PALO CORONA REGIONAL PARK  
 HIGHWAY 1  
 CARMEL-BY-THE-SEA, CALIFORNIA

SHEET TITLE  
**NORTH AND WEST ELEVATIONS**

ISSUANCE  
 EXISTING CONDITIONS

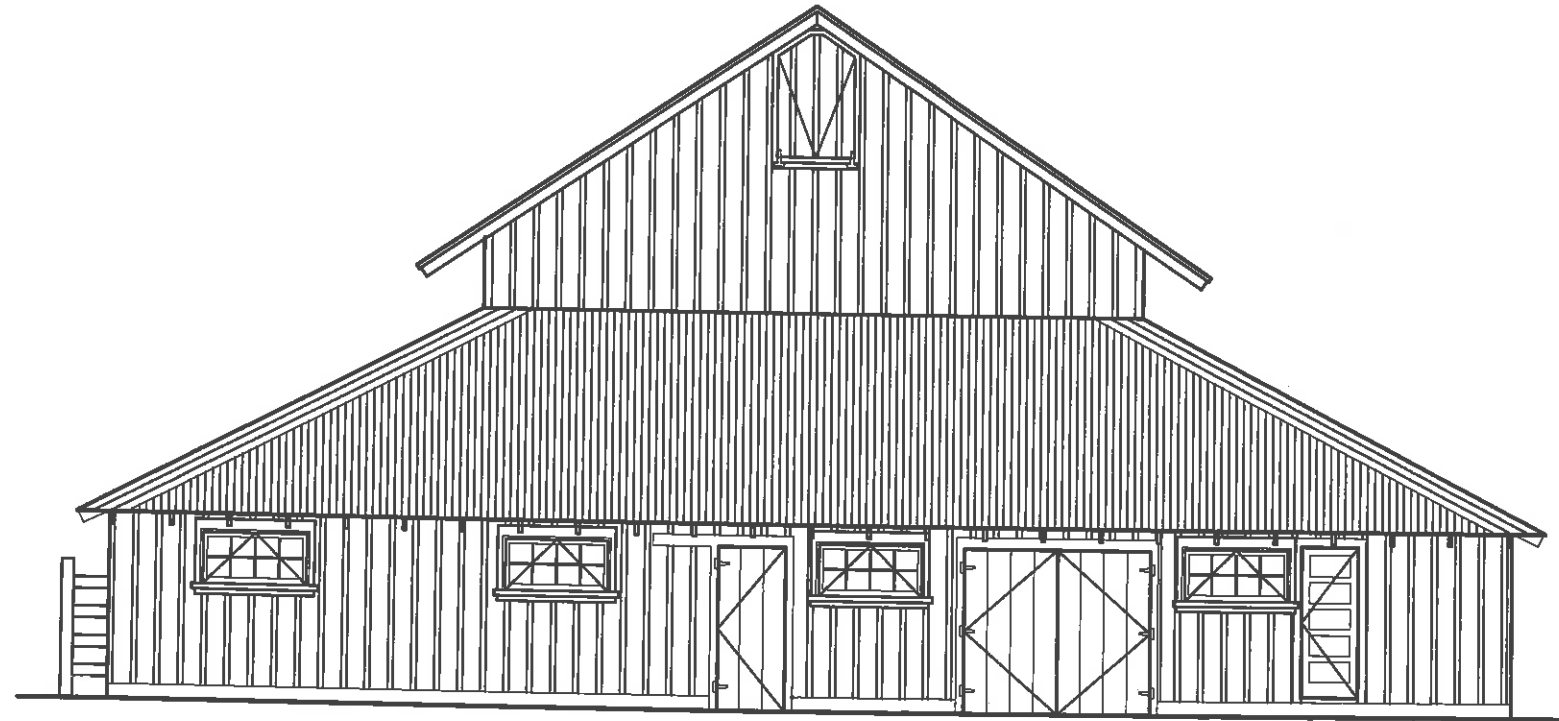
DATE  
**MAY 20, 2007**

PROJ. NO. <b>06196</b>	
DRAWN <b>LK</b>	
CHECKED <b>GDM</b>	

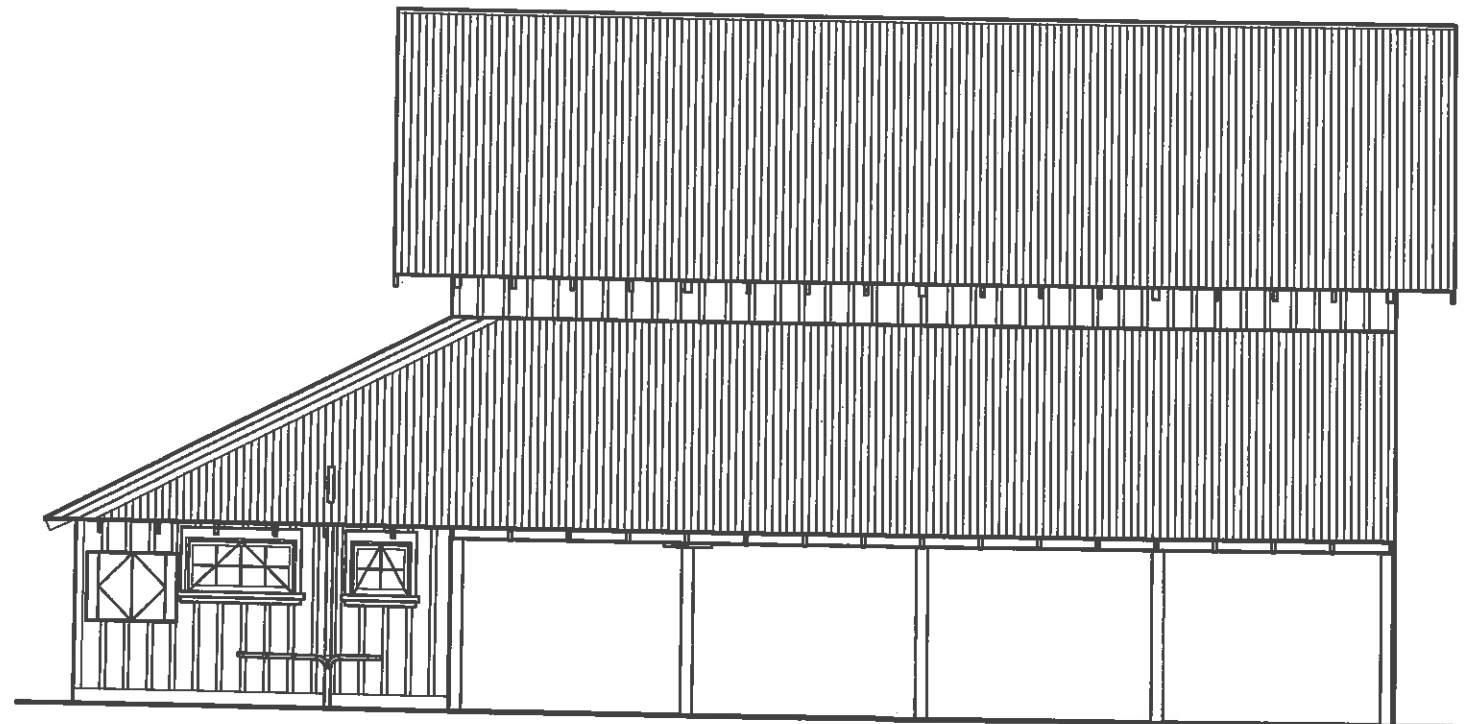
DRAWING NO.  
**A3.0**  
 SHEET OF 00

© ARCHITECTURAL RESOURCES GROUP

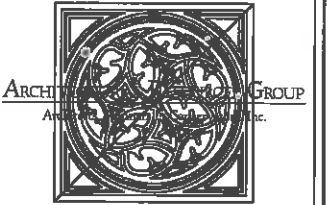




1 SOUTH ELEVATION  
A4 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
A4 SCALE: 1/8" = 1'-0"



ARCHITECTURAL DESIGN GROUP  
 415-421-2680 San Francisco, California  
 415-421-2027

NO.	DESCRIPTION	DATE
REVISIONS		

## FISH LOWER BARN

PALO CORONA REGIONAL PARK

HIGHWAY 1  
 CARMEL-BY-THE-SEA, CALIFORNIA

SHEET TITLE  
 SOUTH AND EAST ELEVATIONS

ISSUANCE  
 EXISTING CONDITIONS

DATE  
 MAY 20, 2007

PROJ. NO.  
 06196

DRAWN  
 LK

CHECKED  
 GDM

DRAWING NO.  
 A4.0  
 SHEET OF 00

**Appendix D. Keith Abey Engineer Structural Assessment Report**



**Keith Abey Structural Engineer**  
446 17<sup>th</sup> Street Suite 304  
Oakland, CA 94612

**keith@abeysttruct.com**  
p. (510) 595-8265  
f. (510)291-9859

**PRELIMINARY STURCTURAL EVALUATION  
AND STABILIZATION RECOMMENDATIONS  
FOR THE LOWER FISH BARN  
CARMEL BY THE SEA, CA**

**Introduction**

The Lower Fish Barn is a single story wood framed agricultural storage building located on Highway 1 in Carmel by the Sea and originally built in 1929.

The purpose of this preliminary structural evaluation is to assess the structural condition of the referenced building and to make recommendations for structural stabilization and to provide roof access for insect abatement work. A second phase of this evaluation involves structural renovation required for change of use occupancy that will provide life safety protection in the event of a major earthquake.

This evaluation has been performed based on a visual inspection of the buildings from our March 2007 site visit and on engineering experience with other similar structures. Limited material sampling of wood decay was performed and no existing finishes were removed. Recommendations included in this report are based on the California State Historical Building Code, however these recommendations are preliminary and a more detailed analysis and will be required to prepare construction documents for the scope of work outlined.

## **Barn Structure**

The barn structure consists of a truss framed main storage area with plan dimensions of 28.5 ft by 40 ft. The roof of this main section is 29 ft high at the peak and consists of a corrugated metal roof attached to 1x sleepers at 24 inch centers. The sleepers are supported by 2x6 full dimension rafters at 24 inch centers spanning from the exterior walls to a central 4x6 ridge member. This ridge member is then supported by wood trusses at 10 foot centers.

The roof trusses bear on 6x6 wood posts that extend full height. The wall structure consists of 4x6 beams running between posts at approximately 8 foot centers vertically. Siding consists of 1x board and baton that is attached between wood beams to form the exterior walls. Each longitudinal wall contains 2 -2x4 let-in braces between posts and beams.

The floor structure consists of 2x6 joists at 16 inch centers supporting 1x floor sheathing.

There are storage areas at the rear and on both sides of the main building with shed roofs that meet the exterior wall of the main building section approximately 3ft below the upper eave line on each side forming a rake wall on the two long sides of the barn. The rear shed roof meets the side sheds in roof hips.

The typical shed roof consist of 2x6 rafters at 24" these rafters are supported by a horizontal 4x6 beam between the 6x6 columns of the main building. The side shed roof also have carpenters trusses at 10 foot centers, cycling with the existing main building posts, 1x6 bottom chords and one diagonal kicker form these trusses.

At the west shed, these trusses also provide support for existing partial height horse stalls. The exterior wall of the west shed consists of post and beam framing with 1x board and baton siding. This shed was used as the horse stable and has a dirt floor that extends above the wood sill.

The east shed is a machine storage area with a newer concrete slab on grade and only 6x6 posts at 10 ft centers supporting the exterior roof beam.

The rear shed has a more conventional stud wall at the exterior with 1x siding board and baton siding and a concrete slab at grade. The upper end of the rear shed is supported at the rear pediment wall on a 4x6 vertical beam between 6x6 vertical posts.

## **Structural Condition**

Insect damage was observed at a number of locations in the main structure and the sheds. Surface probing and limited core samples indicated that the termite damage was largely limited to the outer surface of the wood members. With the exception of shed roof rafters noted on the roof plan Sketch 1, the remainder of the wood framing members retain approximately 75% of the original capacity. Preliminary roof framing and truss analysis has been performed based on this 75% design capacity.

Wood siding appeared to be in generally fair condition. The boards and batons have separated in some places especially on the upper areas of the south wall. This upper siding was not assessable, and may have been more deteriorated.

Wood floor members are in close contact with grade and although most floor framing could not be observed, the existing floor appeared to be soft in places and showed signs of deterioration. There appears to be a continuous footing around the perimeter of the structure, however the top of this footing is close to and in some cases below grade. The existing wood sills are deteriorated in most places where there is wood to soil contact and no sill bolting of the foundation was observed.

## **Recommendations.**

### **Stabilization for Pest Control Access**

It is my understanding that the referenced structure will be tented for insect abatement and that roof access will be required to perform this tenting. Analysis of the existing truss framing indicates that three 6x8 sleepers placed between existing truss chords in four even spaces from the exterior wall to the roof ridge will provide support for a working platform able to support live loads of tenting construction. Details for this sleeper attachment are included in this report.

### **Structural Improvements for Change of Occupancy Upgrades.**

The following recommendations are intended to provide structural improvements based on the California Unified Code of Building Conservation which provides life safety design for earthquake and wind loading required for change of occupancy uses.

Preliminary analysis of the existing roof trusses indicates that the trusses in their current damaged condition are approximately 30% over stressed for code required dead and full roof live loads. Also because these trusses do not have a true bottom chord, they resist gravity loads by thrust action at the bottom kicker against 6x6 posts and the shed roof diaphragms. To increase truss capacity and reduce the thrust effects on the shed roof sections I recommend installing a rod tie between the intersections of the top and bottom truss chords as shown on sketches 6 and 11. This tie rod will reduce the bending forces on the top chord and also reduce the axial load in the bottom chord.

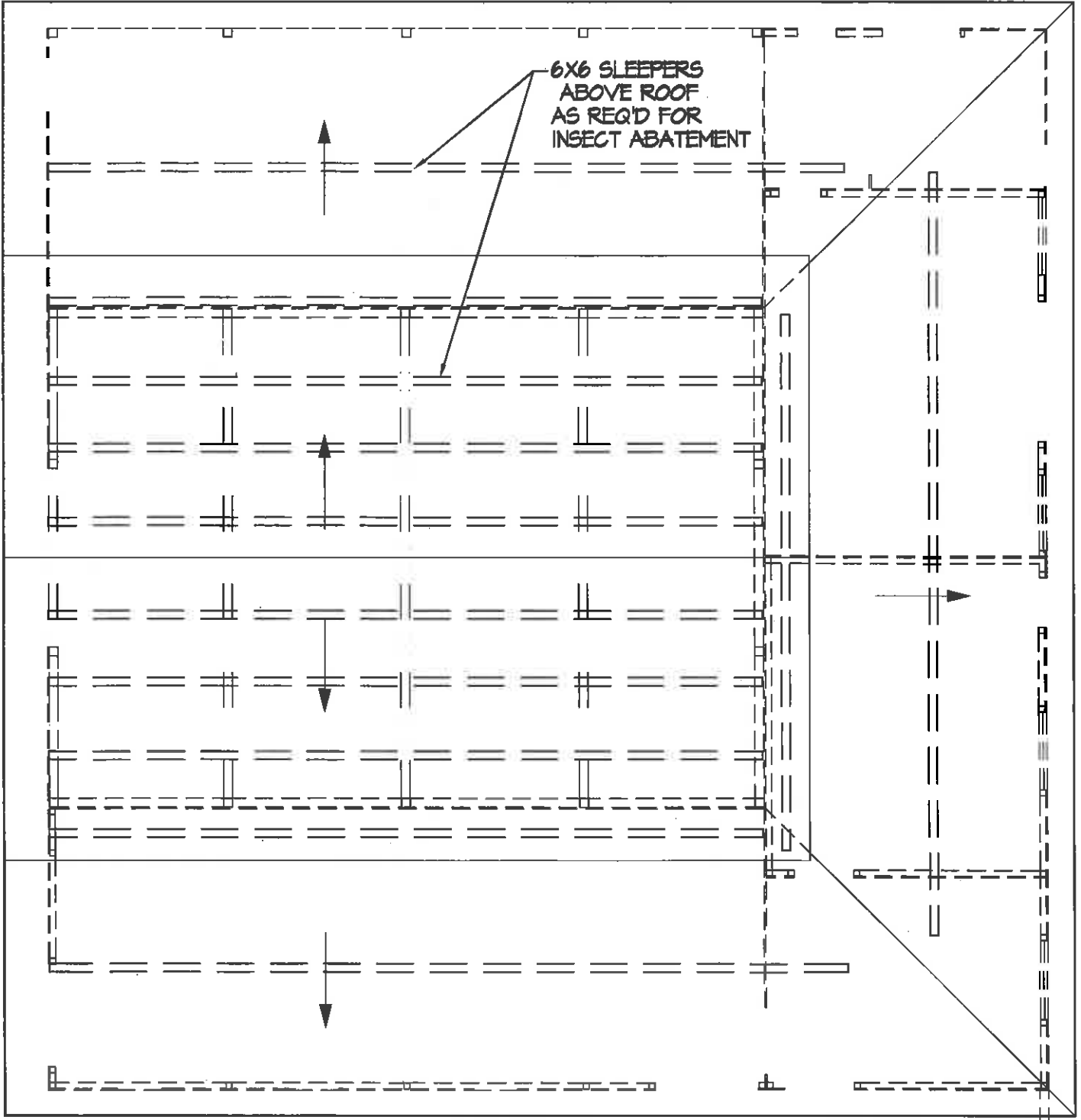
The existing wood floor is very close to grade and existing wood posts are also in close proximity to grade. I recommend removing the existing floor sheathing and joist and placing a concrete slab with thickened edge footings under the main structure. Wood sleepers can then be placed on this slab and new flooring can then be installed. Alternately, the existing floor sheathing may be saved and reinstalled. Using a concrete slab on grade will save excavation required for a crawlspace and can provide a waterproof barrier for the wood floor. The thickened edge of the slab will provide foundation support for the existing wood posts and exterior walls. Details for shoring and placement of this slab are shown on Sketches 8-10. Grade at the horse stables is also at or above the wood sill at the exterior wall. I recommend that grade be lowered on both the interior and exterior sides of this wall to prevent moisture damage at the wood sill.

Board and baton siding can be stapled at the baton overlap to provide additional shear strength to resist wind and earthquake loads. Walls to be used as shear walls will also require new wood sills as well as blocking at the shed roof connection and the high roof to wall connection.

The open, west wall of the main structure will be braced using the existing wood diagonal let in braces. The connection of these braces to the wood posts and wood diaphragm will be improved using metal connectors on the shed side of this wall. The extent of wall reinforcement is shown on Sketch 4.

It is my understanding that the proposed roof will be a wood shake roof with skip sheathing support. The roof diaphragm should be reinforced in order to transfer wind and earthquake loads to the new shear walls. This diaphragm reinforcement could consist of 1x diagonal braces running under the existing 2x rafters and connecting to the exterior walls at the existing top wall beams. Alternately, 1/8" steel strap diagonals may be placed on top of the 1x sheathing and attached with screws to the sheathing from above. Roofing material could then be placed over the strap and skip sheathing. This steel strapping connection may be preferable because connections will be concealed above the roof sheathing.. This reinforcement will also be required at the side shed roofs in order to transfer the truss thrust action to the existing end walls.





**LOWER FISH  
BARN**

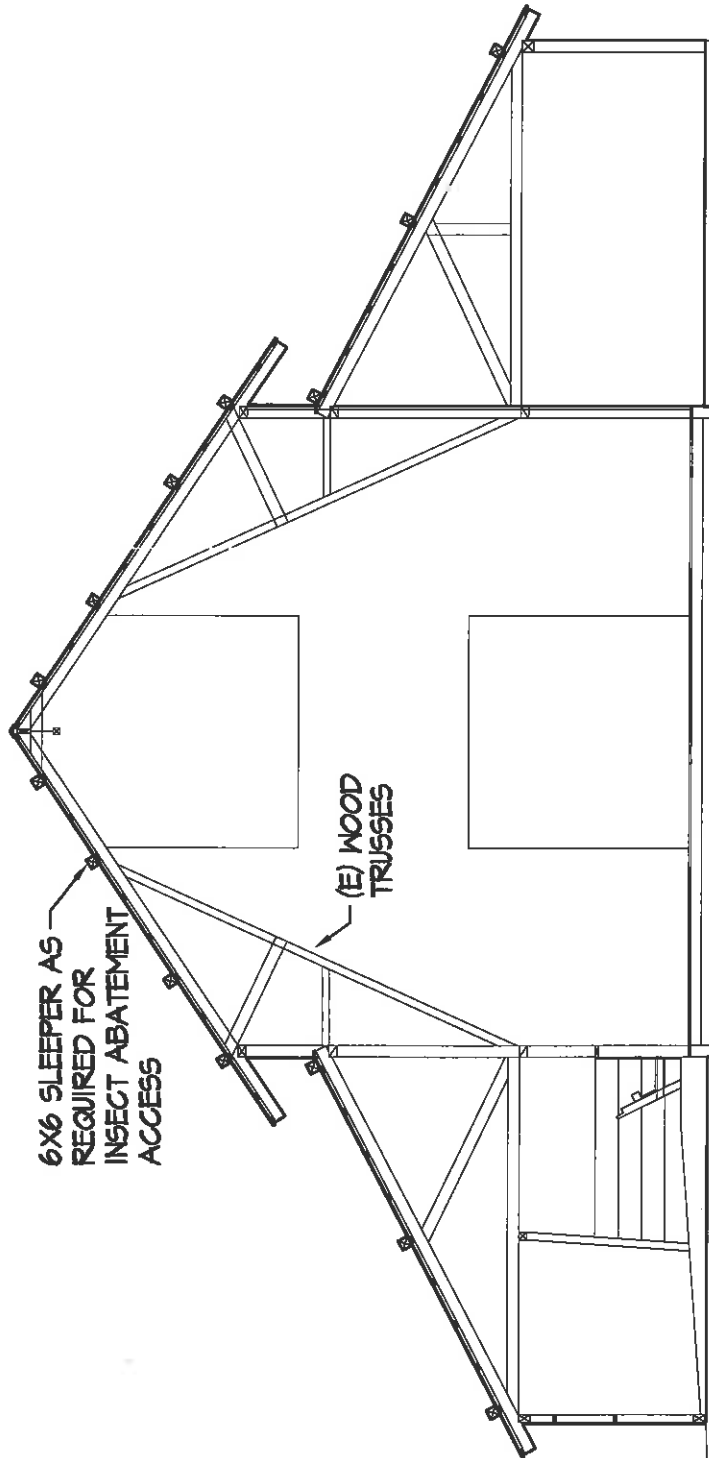
**Sketch - 1  
SLEEPERS FOR  
ROOF ACCESS**

May 11, 2007

**Keith Abey  
Structural Engineer**

446 17th Street, Oakland  
(510) 595-8265





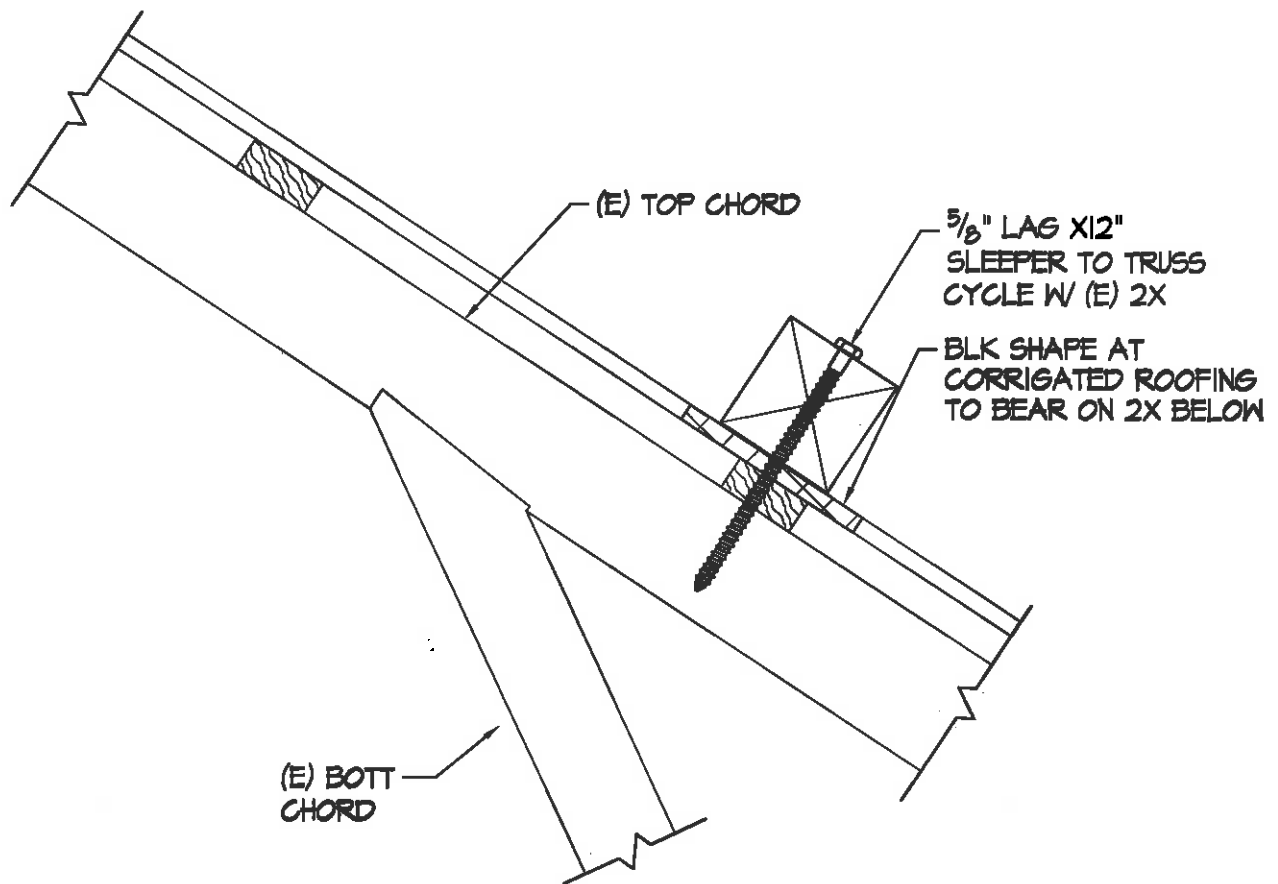
**LOWER FISH  
BARN**

**Sketch - 2  
ROOF ACCESS SLEEPERS**

May 11, 2007

**Keith Abey  
Structural Engineer**

446 17th Street, Oakland  
(510) 595-8265



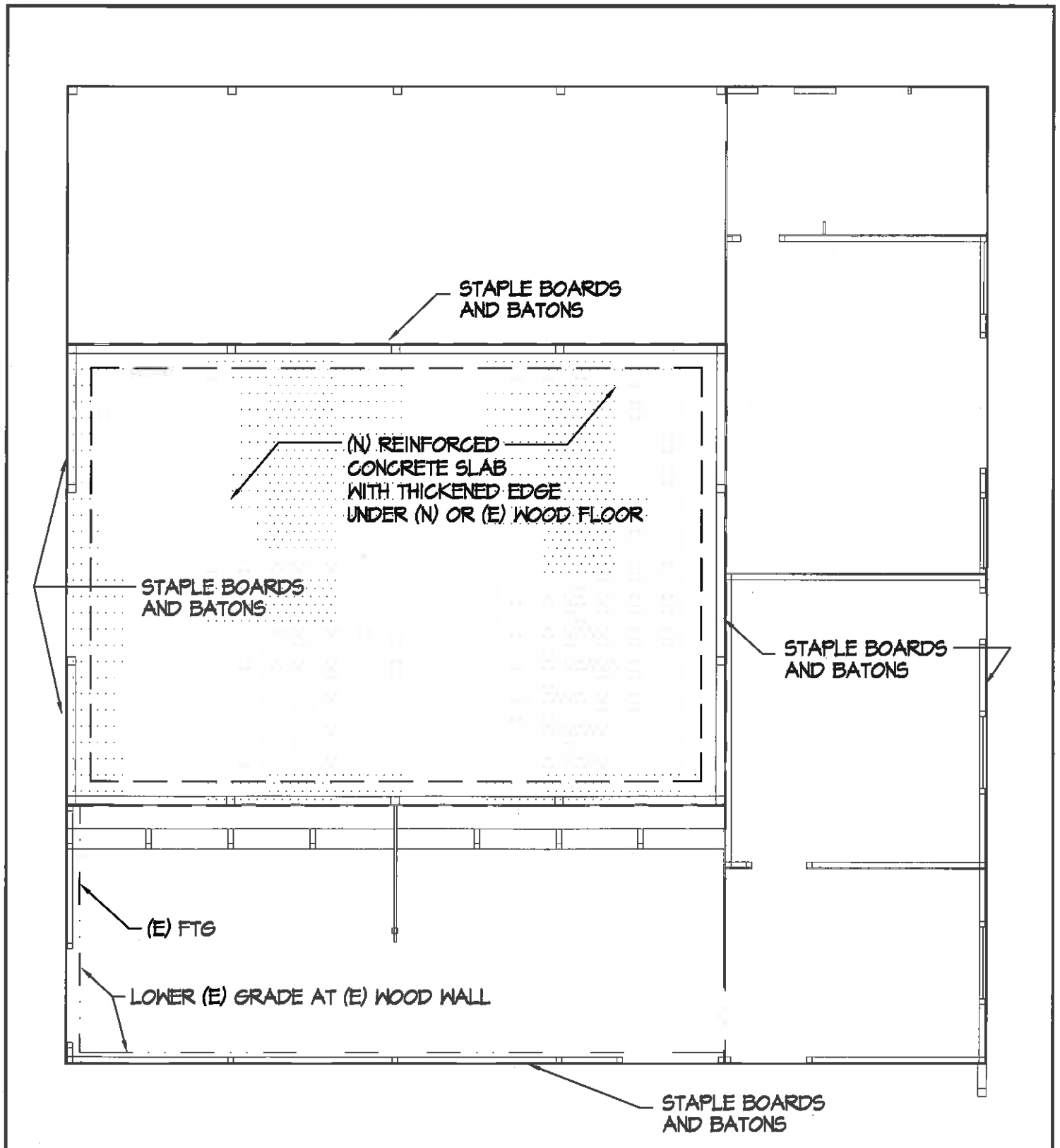
**LOWER FISH  
BARN**

**Sketch - 3  
ROOF ACCESS  
SLEEPER**

May 11, 2007

**Keith Abey  
Structural Engineer**

446 17th Street, Oakland  
(510) 595-8265



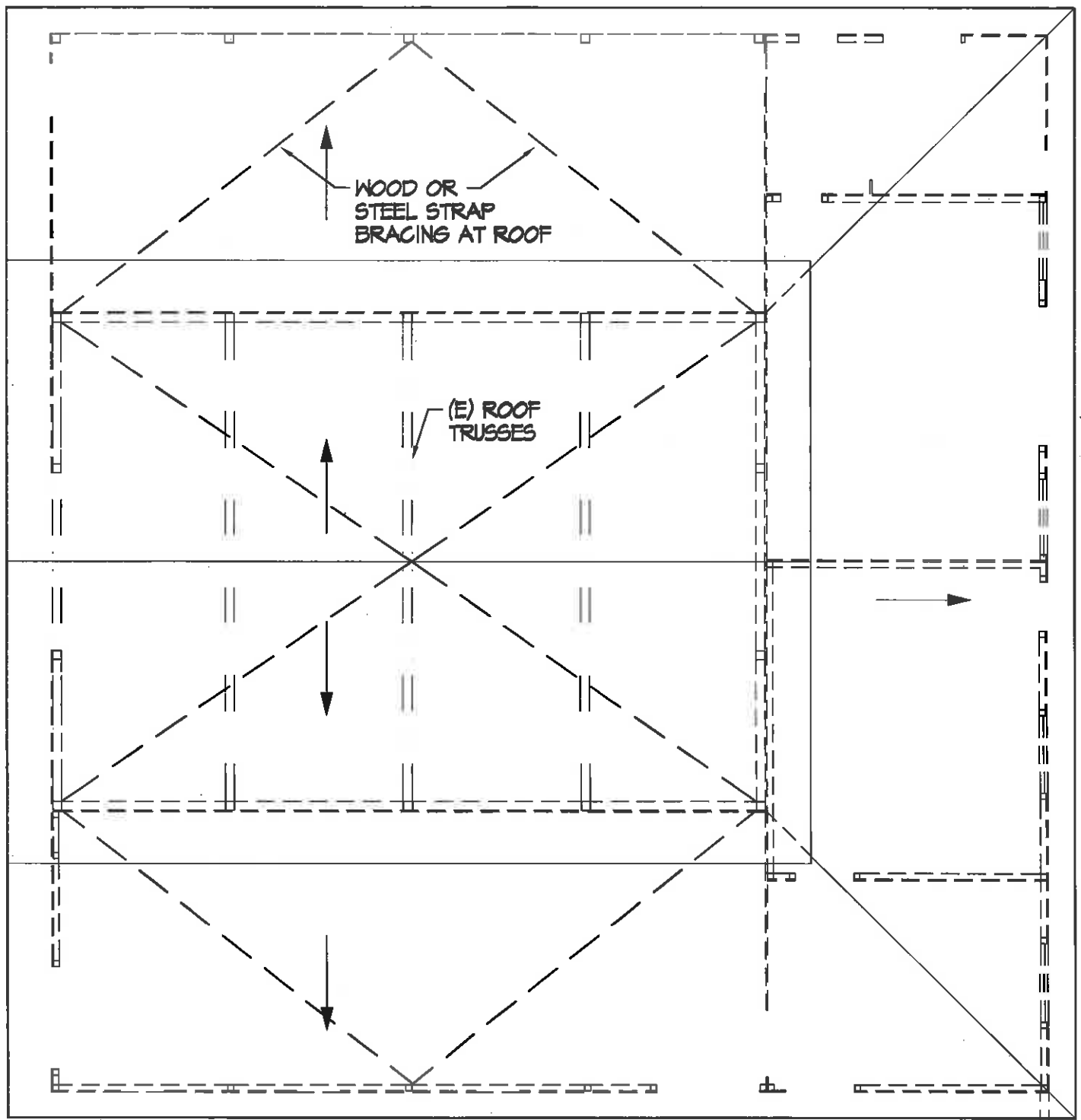
**LOWER FISH  
BARN**

**Sketch - 4  
FOUNDATION  
REINFORCMENT PLAN**

May 11, 2007

**Keith Abey  
Structural Engineer**

446 17th Street, Oakland  
(510) 595-8265



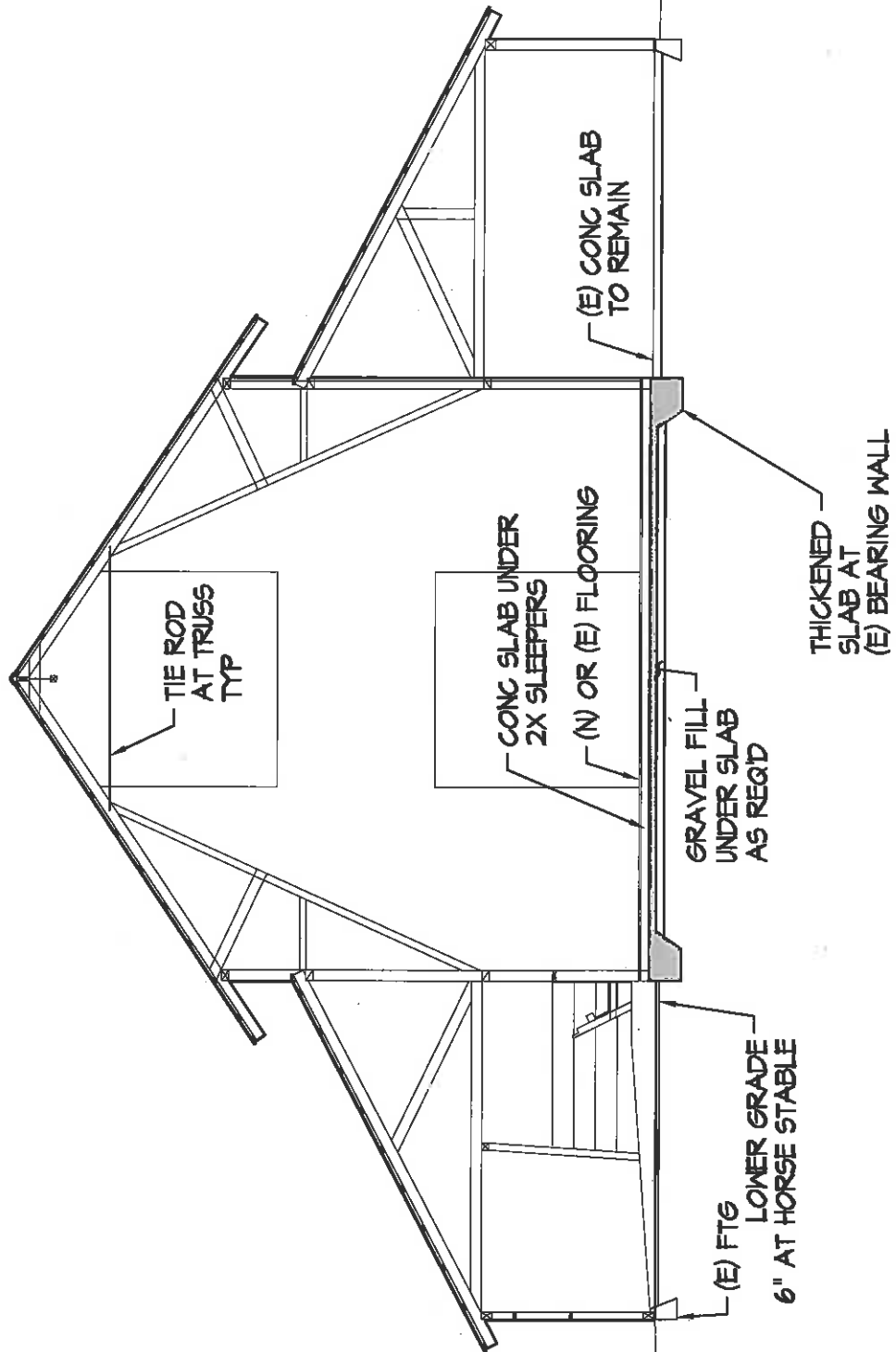
**LOWER FISH  
BARN**

**Sketch - 5  
ROOF DIAPHRAM  
REINFORCEMENT PLAN**

May 11, 2007

**Keith Abey  
Structural Engineer**

446 17th Street, Oakland  
(510) 595-8265



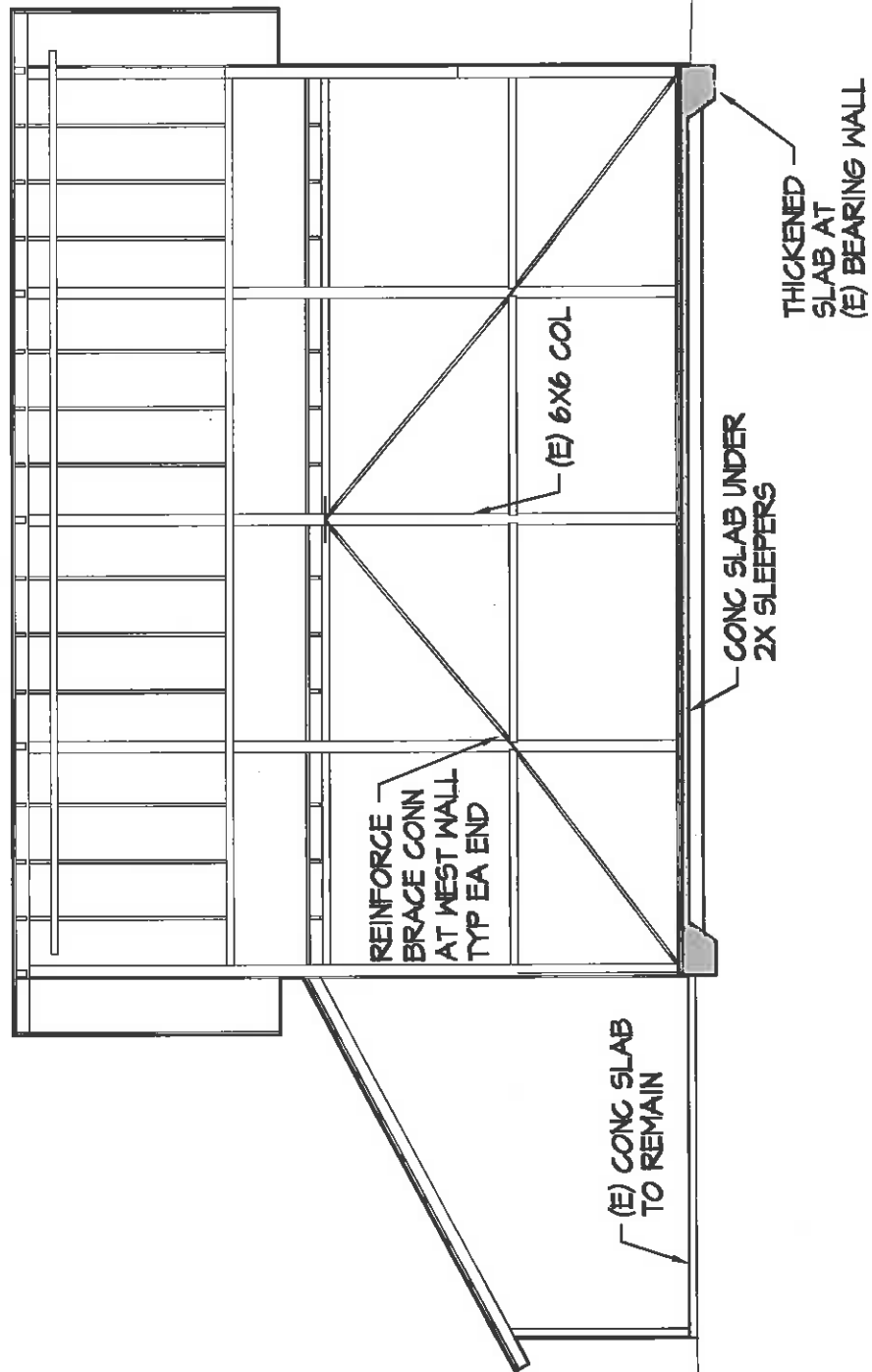
**LOWER FISH BARN**

**Sketch - 6  
TRANSVERSE SECTION**

May 11, 2007

**Keith Abey  
Structural Engineer**

446 17th Street, Oakland  
(510) 595-8265



**LOWER FISH  
BARN**

**Sketch - 7  
LONGITUDINAL SECTION**

May 11, 2007

**Keith Abey  
Structural Engineer**

446 17th Street, Oakland  
(510) 595-8265

(E) 6X6 POST

4X SHORING  
EA SIDE W THRU BOLTS

4X6 POST  
ONTO CRIBBING

(E) 6X6 POST

PB66 POST BASE

BLOCK OUT  
IN SLAB FOR  
SHORING

(N) CONC SLAB  
W THICKENED  
EDGE

**LOWER FISH  
BARN**

**Sketch - 8  
POST SHORING**

May 11, 2007

**Keith Abey  
Structural Engineer**

446 17th Street, Oakland  
(510) 595-8265

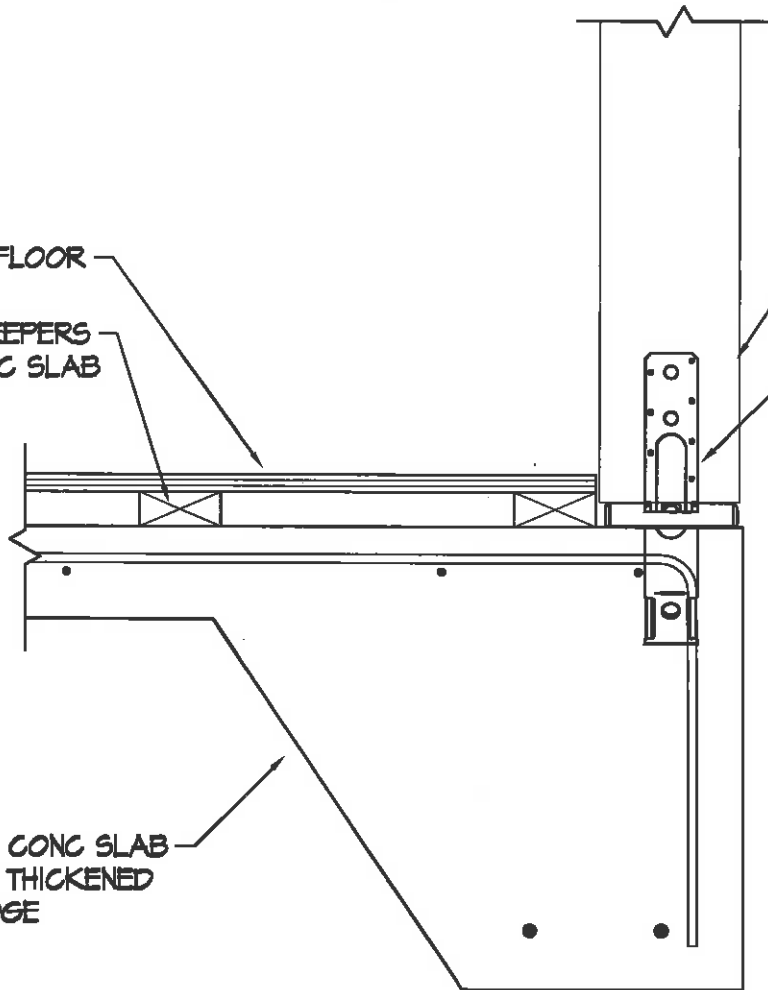
(N) OR (E) FLOOR  
SHEATHING

2X P.T. SLEEPERS  
TO (N) CONG SLAB

(N) CONG SLAB  
W/ THICKENED  
EDGE

(E) 6X6 POST

PB66 POST BASE



**LOWER FISH  
BARN**

**Sketch - 9  
THICKENED SLAB EDGE  
AND POST SUPPORT**

May 11, 2007

**Keith Abey  
Structural Engineer**

446 17th Street, Oakland  
(510) 595-8265





## **Appendix E. Preliminary Budget Estimate**

The following is a preliminary budget estimate for the recommended treatment repairs and code upgrade work described in this report.



# Fish Lower Barn

Palo Corona Regional Park, Carmel-by-the-Sea, CA

## Conceptual Estimate

Historic Structure Report

December 21, 2007

Item	Quantity	Unit	Unit Cost	TOTAL
<b>Repair</b>				
<b>1. Stabilization of Roof Framing</b>				
Temporary 6x6 sleepers	793	lf	\$10.00	\$7,930
Install and remove temp. work platform on sleepers at roof	3,792	sf	\$3.50	\$13,272
				\$21,202
<b>1. Stabilization of Roof Framing</b>	<b>6,795</b>	<b>sf</b>	<b>\$3.12</b>	<b>\$21,202</b>
<b>2. Pest Control</b>				
<b>2. Pest Control</b>				
<b>3. Stabilization of Floor Area</b>				
New temporary plywood over existing floor	192	sf	\$2.50	\$480
				\$480
<b>3. Stabilization of Floor Area</b>	<b>6,795</b>	<b>sf</b>	<b>\$0.07</b>	<b>\$480</b>
<b>4. Strengthen Roof Framing</b>				
<i>Brace roof framing with diagonal strap or blocks and tie rods at trusses.</i>				
Scaffold or lift for access	2,000	bgt	\$1.00	\$2,000
3/4" Tie rods at trusses	3	ea	\$300.00	\$900
Blocking and/or strapping at roof diagonals	168	lf	\$7.50	\$1,260
				\$4,160
<b>4. Strengthen Roof Framing</b>	<b>2,400</b>	<b>sf</b>	<b>\$1.73</b>	<b>\$4,160</b>
<b>5. Roofing</b>				
<i>Replace roofing with fire treated wood shingles</i>				
Roofing demo	5,040	sf	\$1.50	\$7,560
Repairs to skip sheathing	300	sf	\$3.00	\$900
Fire treated shingles	5,040	sf	\$8.00	\$40,320
				\$48,780
<b>5. Roofing</b>	<b>5,040</b>	<b>sfrf</b>	<b>\$9.68</b>	<b>\$48,780</b>
<b>6. Repair Timber and Wood Surface Decay</b>				
<i>Epoxy repairs</i>				
Repair or replace deteriorated post	3	ea	\$350.00	\$1,050
Repair or replace deteriorated rafters	6	ea	\$500.00	\$3,000
Replace deteriorated barge board	2	ea	\$250.00	\$500
Replace deteriorated sleeper at rafter tails	45	lf	\$10.00	\$450
Misc. epoxy repairs at surface deterioration	3,500	bgt	\$1.00	\$3,500
Repair or replace deteriorated rafter tails	14	ea	\$250.00	\$3,500
				\$12,000

# Fish Lower Barn

Palo Corona Regional Park, Carmel-by-the-Sea, CA

## Conceptual Estimate

Historic Structure Report

December 21, 2007

Item	Quantity	Unit	Unit Cost	TOTAL
<b>6. Repair Timber and Wood Surface Decay</b>				<b>\$12,000</b>
<b>7. Repair Base and Exterior Siding</b>				
Repairs to redwood siding & base where failing	350	sf	\$10.00	\$3,500
				<u>\$3,500</u>
<b>7. Repair Base and Exterior Siding</b>				<b>\$3,500</b>
<b>8. Refinish Paint at Exterior</b>				
<i>Repair &amp; refinish wood siding, bases and flashing</i>				
Misc. repairs to siding & base	2,500	bgt	\$1.00	\$2,500
Fill staple holes, prep and paint	5,425	sf	\$3.75	\$20,344
Add for existing lead paint conditions	5,425	sf	\$0.50	\$2,713
				<u>\$25,556</u>
<b>8. Refinish Paint at Exterior</b>				<b>\$25,556</b>
<b>9. Install Flashing South Roof to Wall Joint</b>				
Remove expansion foam at upper wall	110	lf	\$3.00	\$330
Flashing joint with upper roof	110	lf	\$5.00	\$550
				<u>\$880</u>
<b>9. Install Flashing South Roof to Wall Joint</b>				<b>\$880</b>
<b>10. Improvement of Site Drainage</b>				
Excavate and level perimeter of building	2,500	sf	\$1.50	\$3,750
3" Gravel base at perim. as path and splash protection	15	cy	\$150.00	\$2,250
French drains at perimeter	240	lf	\$25.00	\$6,000
				<u>\$12,000</u>
<b>10. Improvement of Site Drainage</b>				<b>\$12,000</b>
<b>11. Removal of Vegetation at Perimeter of Building</b>				
Clear vegetation from perimeter	2,500	sf	\$0.50	\$1,250
				<u>\$1,250</u>
<b>11. Removal of Vegetation at Perimeter of Building</b>				<b>\$1,250</b>
<b>Upgrade</b>				
<b>1. Strengthen Wall Framing</b>				
<i>Diagonal braces at 3 walls, staple siding</i>				
Diagonal braces	140	lf	\$10.00	\$1,400
Staple siding to existing framing	5,425	sf	\$0.50	\$2,713

# Fish Lower Barn

Palo Corona Regional Park, Carmel-by-the-Sea, CA

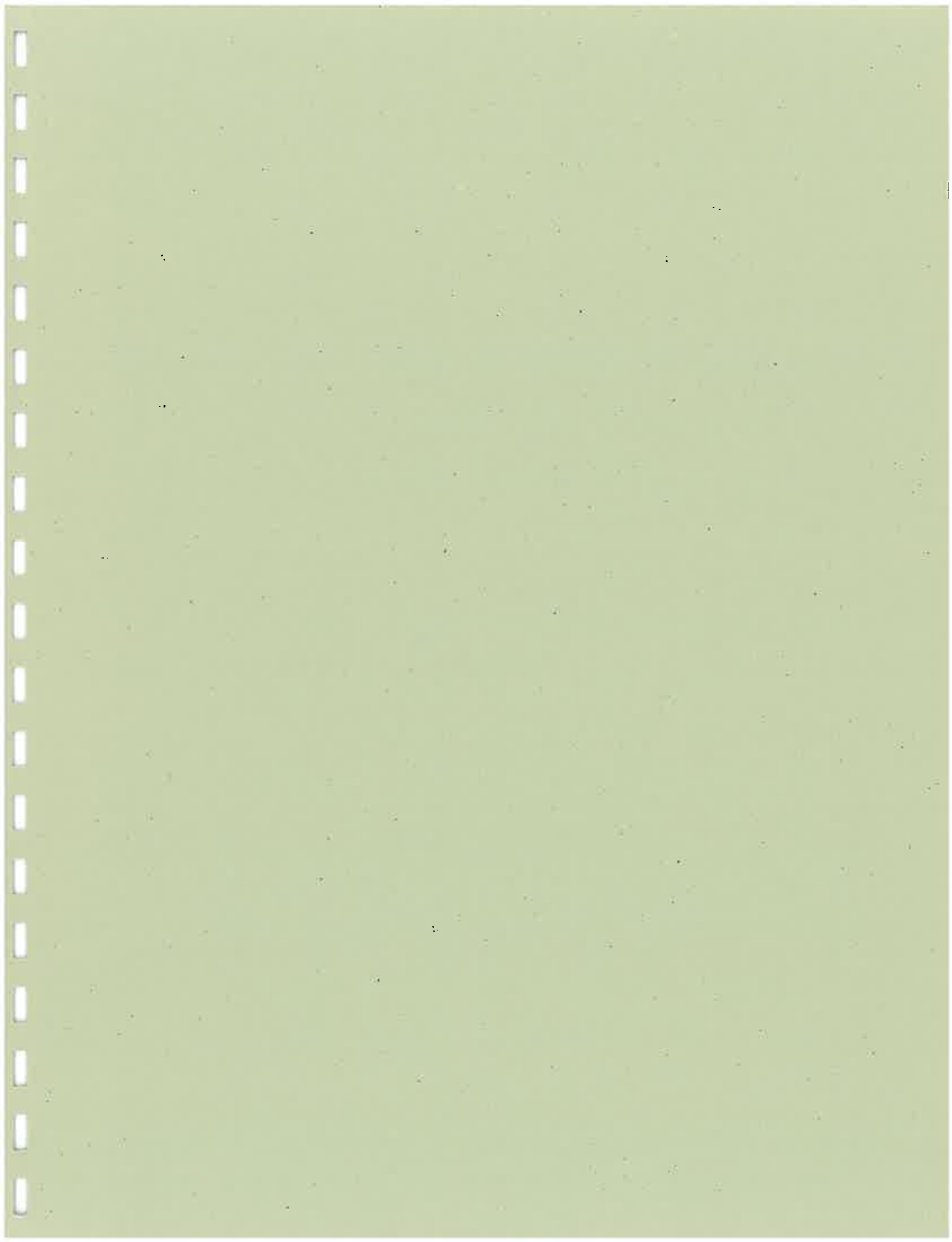
## Conceptual Estimate

Historic Structure Report

December 21, 2007

Item	Quantity	Unit	Unit Cost	TOTAL
				<b>\$4,113</b>
<b>1. Strengthen Wall Framing</b>	<b>5,425</b>	<b>sfwl</b>	<b>\$0.76</b>	<b>\$4,113</b>
<b>2. Strengthen Floor Framing</b>				
<i>Replace Center aisle floor framing &amp; post bases with concrete slab and footing. Salvage and reinstall flooring with some new.</i>				
Salvage center aisle flooring and demo framing -- all of center aisle	1,100	sf	\$3.00	\$3,300
Shoring at 6x6 posts	13	loc	\$125.00	\$1,625
Hand excavation for thickened slab	5	cy	\$250.00	\$1,250
Base course at slab	1,100	sf	\$1.00	\$1,100
Blockouts for cribbing	13	ea	\$35.00	\$455
Thickened slab edge: incl, form, rebar & concrete	134	lf	\$40.00	\$5,360
New 5" slab incl. rebar,	1,100	sf	\$6.00	\$6,600
Post bases	13	ea	\$20.00	\$260
Anchor bolts	54	ea	\$12.50	\$675
New PT sill	122	lf	\$3.75	\$458
Remove and reattach siding at new sills	122	lf	\$5.00	\$610
Purchase new 1 1/2" T&G fir flooring to match damaged	250	sf	\$10.00	\$2,500
Replace salvaged floor, install on new sleepers	1,100	sf	\$7.00	\$7,700
				<u>\$31,893</u>
<b>2. Strengthen Floor Framing</b>	<b>1,100</b>	<b>sf</b>	<b>\$28.99</b>	<b>\$31,893</b>
<b>3. Fire and Life Safety</b>				
<b>A. Exit Sign Illumination</b>				
Illuminated exit signs and wiring	8	ea	\$500.00	\$4,000
				<u>\$4,000</u>
<b>B. Smoke Alarm</b>				
Smoke alarm devices and wiring	8	ea	\$350.00	\$2,800
				<u>\$2,800</u>
<b>C. Fire Sprinkler</b>				
Fire sprinklers throughout	3,260	sf	\$3.25	\$10,595
				<u>\$10,595</u>
<b>3. Fire and Life Safety</b>	<b>3,260</b>	<b>sf</b>	<b>\$5.34</b>	<b>\$17,395</b>
<b>4. Additional Means of Egress at Center Aisle</b>				
<i>Exit to east aisle</i>				
New exterior door	2,500	bgt	\$1.00	\$2,500
Reconfigure for door	2,000	bgt	\$1.00	\$2,000
				<u>\$4,500</u>







Architectural Resources Group

---

Pier 9, The Embarcadero  
San Francisco, CA 94111  
(415) 421-1680 . (415) 421-0127 fax

65 N. Raymond Ave, No. 220  
Pasadena, CA 91103  
(626) 583-1401 . (626) 583-1414 fax

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

# Appendix C

---

Special Status Species Evaluation Tables

## Special Status Plant Species in the Regional Vicinity (12 Quad) of the General Development Plan Area

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Abies bracteata</i> bristlecone fir	None/None G2G3/S2S3 1B.3	Lower montane coniferous forest, broadleaved upland forest, chaparral, riparian woodland. Rocky sites in Monterey and San Luis Obispo counties. Sometimes serpentine. 150-1465 m. perennial evergreen tree.	Low Potential	Suitable habitat on rocky slopes are likely to be present in the park, but there are no known occurrences within 5 miles.	Coast Redwood Forest Monterey Pine Forest Riparian Woodland
<i>Agrostis lacuna-vernalis</i> vernal pool bent grass	None/None G1/S1 1B.1	Vernal pools. In mima mound areas or on the margins of vernal pools. 125-150 m. annual herb. Blooms Apr-May	Low Potential	Vernal pools are present, but there are no known occurrences within 5 miles.	Wetland Native and Annual Grasslands
<i>Allium hickmanii</i> Hickman's onion	None/None G2/S2 1B.2	Closed-cone coniferous forest, chaparral, coastal scrub, coastal prairie, cismontane woodland. Sandy loam, damp ground and vernal swales; mostly in grassland though can be associated with chaparral or woodland. 5-200 m. perennial bulbiferous herb. Blooms Mar-May	Moderate Potential	Suitable habitats are present and there are 14 known occurrences within 5 miles. These occurrences are all from north of the Carmel River.	All
<i>Arctostaphylos edmundsii</i> Little Sur manzanita	None/None G2/S2 1B.2	Coastal bluff scrub, chaparral. Forming mounds on sandy terraces on ocean bluffs. 30-95 m. perennial evergreen shrub. Blooms Nov-Apr(May)	Moderate Potential	Suitable habitats are present and there are 2 known occurrences within 5 miles.	Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i> Hooker's manzanita	None/None G3T2/S2 1B.2	Chaparral, coastal scrub, closed-cone coniferous forest, cismontane woodland. Sandy soils, sandy shales, sandstone outcrops. 30-550 m. perennial evergreen shrub. Blooms Jan-Jun	Present	Four known occurrences within the Park (#13, 11, 12, and 15)	Coast Redwood Forest Monterey Pine Forest Riparian Woodland Coastal Terrace Prairie Coastal Chaparral/ Scrub Maritime Chaparral
<i>Arctostaphylos montereyensis</i> Toro manzanita	None/None G2?/S2? 1B.2	Chaparral, cismontane woodland, coastal scrub. Sandy soil, usually with chaparral associates. 45-765 m. perennial evergreen shrub. Blooms Feb-Mar	Moderate Potential	Suitable habitats are present and there are 4 known occurrences within 5 miles. These occurrences are all from north of the Carmel River.	Coast Redwood Forest Monterey Pine Forest Riparian Woodland Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Arctostaphylos pajaroensis</i> Pajaro manzanita	None/None G1/S1 1B.1	Chaparral. Sandy soils. 30-155 m. perennial evergreen shrub. Blooms Dec-Mar	Moderate Potential	Suitable habitats with sandy soils are present and there are 2 known occurrences within 5 miles. These occurrences are from north of the Carmel River.	Coastal Chaparral/Scrub Maritime Chaparral
<i>Arctostaphylos pumila</i> sandmat manzanita	None/None G1/S1 1B.2	Closed-cone coniferous forest, chaparral, cismontane woodland, coastal dunes, coastal scrub. On sandy soil with other chaparral associates. 3-210 m. perennial evergreen shrub. Blooms Feb-May	Moderate Potential	Suitable habitats are present and there are 9 known occurrences within 5 miles. These occurrences are all from north of the Carmel River.	Coastal Chaparral/Scrub Maritime Chaparral
<i>Arenaria paludicola</i> Marsh sandwort	Endangered/ Endangered G1/S1 1B.1	Marshes and swamps. Growing up through dense mats of Typha, Juncus, Scirpus, etc. in freshwater marsh. Sandy soil. 3-170 m. perennial stoloniferous herb. Blooms May-Aug	Low Potential	Wetlands are present, but there are no known occurrences within 5 miles.	Wetland
<i>Aspidotis carlotta-halliae</i> Carlotta Hall's lace fern	None/None G3/S3 4.2	Chaparral, Cismontane woodland. usually serpentinite. 100 - 1400 m. perennial rhizomatous herb. Blooms Jan-Dec	Low Potential	Chaparral and woodlands are present, but serpentine soils may not be, and there are no known occurrences within 5 miles.	Coastal Chaparral
<i>Astragalus macrodon</i> Salinas milk-vetch	None/None G4/S4 4.3	Chaparral (openings), Cismontane woodland, Valley and foothill grassland. sandstone, shale, or serpentinite. 250 - 950 m. perennial herb. Blooms Apr-Jul	Low Potential	Chaparral and woodlands are present, but serpentine soils may not be, and there are no known occurrences within 5 miles.	Coastal Chaparral
<i>Astragalus nuttallii</i> var. <i>nuttallii</i> ocean bluff milk-vetch	None/None G4T4/S4 4.2	Coastal bluff scrub, Coastal dunes. 3 - 120 m. perennial herb. Blooms Jan-Nov	Low Potential	Coastal scrub is present, but there are no known occurrences within 5 miles.	Coastal Scrub/Coastal Dunes
<i>Astragalus tener</i> var. <i>tener</i> alkali milk-vetch	None/None G2T2/S2 1B.2	Alkali playa, valley and foothill grassland, vernal pools. Low ground, alkali flats, and flooded lands; in annual grassland or in playas or vernal pools. 0-168 m. annual herb. Blooms Mar-Jun	Low Potential	Vernal pools are present, but alkali soils may not be, and there are no known occurrences within 5 miles.	Wetland Native and Annual Grasslands Coastal Terrace Prairie
<i>Astragalus tener</i> var. <i>titi</i> coastal dunes milk- vetch	Endangered/ Endangered G2T1/S1 1B.1	Coastal bluff scrub, coastal dunes, coastal prairie. Moist, sandy depressions of bluffs or dunes along and near the Pacific Ocean; one site on a clay terrace. 1-45 m. annual herb. Blooms Mar-May	Moderate Potential	Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is from the Monterey Peninsula.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Bryoria spiralifera</i> twisted horsehair lichen	None/None G3/S1S2 1B.1	North coast coniferous forest. Usually on conifers. 0-30 m. fruticose lichen (epiphytic).	High Potential	Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is from Point Lobos, just west of the Front Ranch unit.	Coast Redwood Forest Monterey Pine Forest Riparian Woodland Oak woodland Maritime Chaparral Hardwood Forest
<i>Carex obispoensis</i> San Luis Obispo sedge	None/None G3?/S3? 1B.2	Closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, valley and foothill grassland. Usually in transition zone on sand, clay, serpentine, or gabbro. In seeps. 5-845 m. perennial herb. Blooms Apr-Jun	Low Potential	Suitable habitats and sandy and clay soils are present, but there are no known occurrences within 5 miles.	All
<i>Carlquistia muirii</i> Muir's tarplant	None/None G2/S2 1B.3	Chaparral, lower montane coniferous forest, upper montane coniferous forest. Crevices of granite ledges and dry sandy soils. 1185-2500 m. perennial rhizomatous herb. Blooms Jul-Aug(Oct)	Low Potential	Suitable habitats and sandy and clay soils are present, but there are no known occurrences within 5 miles.	Coast Redwood Forest Monterey Pine Forest
<i>Castilleja ambigua</i> var. <i>insalutata</i> pink Johnny-nip	None/None G4T2/S2 1B.1	Coastal bluff scrub, coastal prairie. 0-100 m. annual herb (hemiparasitic). Blooms May-Aug	High Potential	Suitable habitats are present and there are 7 known occurrences within 5 miles. Two of these occurrences are from Point Lobos, just west of the Front Ranch unit.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<u><i>Castilleja latifolia</i></u> <u>Monterey Coast</u> <u>paintbrush</u>	<u>None/None</u> <u>G4/S4</u> <u>4.3</u>	<u>Closed-cone coniferous forest, Cismontane woodland (openings), Coastal dunes, Coastal scrub. sandy. 0 - 185 m. perennial herb (hemiparasitic). Blooms Feb-Sep</u>	<u>Low</u> <u>Potential</u>	<u>Suitable habitats and sandy soils are present, but there are no known occurrences within 5 miles.</u>	<u>Coast Redwood Forest</u> <u>Monterey Pine Forest</u>
<u><i>Ceanothus gloriosus</i></u> <u>var. <i>gloriosus</i></u> <u>Point Reyes ceanothus</u>	<u>None/None</u> <u>G4T4/S4</u> <u>4.3</u>	<u>Coastal bluff scrub, Closed-cone coniferous forest, Coastal dunes, Coastal scrub. sandy. 5 - 520 m. perennial evergreen shrub. Blooms Mar-May</u>	<u>Low</u> <u>Potential</u>	<u>Suitable habitats and sandy soils are present, but there are no known occurrences within 5 miles.</u>	<u>Coast Redwood Forest</u> <u>Monterey Pine Forest</u>
<u><i>Ceanothus rigidus</i></u> <u>Monterey ceanothus</u>	<u>None/None</u> <u>G4/S4</u> <u>4.2</u>	<u>Closed-cone coniferous forest, Chaparral, Coastal scrub. sandy. 3 - 550 m. perennial evergreen shrub. Blooms Feb-Apr (Jun)</u>	<u>Low</u> <u>Potential</u>	<u>Suitable habitats and sandy soils are present, but there are no known occurrences within 5 miles.</u>	<u>Coast Redwood Forest</u> <u>Monterey Pine Forest</u>
<i>Centromadia parryi</i> ssp. <i>congdonii</i> Congdon's tarplant	None/None G3T2/S2 1B.1	Valley and foothill grassland. Alkaline soils, sometimes described as heavy white clay. 0-230 m. annual herb. Blooms May-Oct (Nov)	Low Potential	Suitable habitats are present, but alkali soils may not be, and there are no known occurrences within 5 miles	Native and Annual Grasslands Coastal Terrace Prairie

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Chorizanthe douglasii</i> Douglas' spineflower	None/None G4/S4 4.3	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland. sandy or gravelly. 55 - 1600 m. annual herb. Blooms Apr-Jul	Low Potential	Suitable habitats and sandy soils are present, but there are no known occurrences within 5 miles.	Coast Redwood Forest Monterey Pine Forest
<i>Chorizanthe minutiflora</i> Fort Ord spineflower	None/None G1/S1 1B.2	Coastal scrub, chaparral (maritime). Sandy, openings. 60-145 m. annual herb. Blooms Apr-Jul	Low Potential	Suitable habitats and sandy and soils are present, but there are no known occurrences within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Chorizanthe pungens</i> var. <i>pungens</i> Monterey spineflower	Threatened/ None G2T2/S2 1B.2	Coastal dunes, chaparral, cismontane woodland, coastal scrub, valley and foothill grassland. Sandy soils in coastal dunes or more inland within chaparral or other habitats. 0-170 m. annual herb. Blooms Apr-Jun(Jul-Aug)	High Potential	Suitable habitats are present and there are 6 known occurrences within 5 miles. One of which is from Point Lobos, just west of the Front Ranch unit.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Chorizanthe robusta</i> var. <i>robusta</i> robust spineflower	Endangered/ None G2T1/S1 1B.1	Cismontane woodland, coastal dunes, coastal scrub, chaparral. Sandy terraces and bluffs or in loose sand. 9-245 m. annual herb. Blooms Apr-Sep	Low Potential	Suitable habitats and sandy and soils are present, but there are no known occurrences within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Coast Redwood Forest Monterey Pine Forest Riparian Woodland
<i>Cirsium occidentale</i> var. <i>compactum</i> compact cobwebby thistle	None/None G3G4T2/S2 1B.2	Chaparral, coastal dunes, coastal prairie, coastal scrub. On dunes and on clay in chaparral; also in grassland. 5-245 m. perennial herb. Blooms Apr-Jun	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Clarkia jolonensis</i> Jolon clarkia	None/None G2/S2 1B.2	Cismontane woodland, chaparral, coastal scrub, riparian woodland. 10-1280 m. annual herb. Blooms Apr-Jun	Present	One known occurrence within the Park (#16)	Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Coast Redwood Forest Monterey Pine Forest Riparian Woodland Hardwood Forest

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Clarkia lewisii</i> Lewis' clarkia	None/None G4/S4 4.3	Broadleafed upland forest, Closed-cone coniferous forest, Chaparral, Cismontane woodland, Coastal scrub. 30 - 1195 m. annual herb. Blooms May-Jul	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Coast Redwood Forest Monterey Pine Forest Chaparral
<i>Clinopodium mimuloides</i> monkey-flower savory	None/None G3/S3 4.2	Chaparral, North Coast coniferous forest, streambanks, mesic. 305 - 1800 m. perennial herb. Blooms Jun-Oct	Low Potential	Suitable habitats and mesic areas are present, but there are no known occurrences within 5 miles.	Coast Redwood Forest Monterey Pine Forest Chaparral
<i>Collinsia multicolor</i> San Francisco collinsia	None/None G2/S2 1B.2	Closed-cone coniferous forest, coastal scrub. On decomposed shale (mudstone) mixed with humus; sometimes on serpentine. 30-275 m. annual herb. Blooms (Feb)Mar-May	Low Potential	Suitable habitats are present and soils may be present, there are two known occurrences within 5 miles.	Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Coast Redwood Forest Monterey Pine Forest Riparian Woodland Hardwood Forest
<i>Cordylanthus rigidus</i> ssp. littoralis seaside bird's-beak	None/ Endangered G5T2/S2 1B.1	Closed-cone coniferous forest, chaparral, cismontane woodland, coastal scrub, coastal dunes. Sandy, often disturbed sites, usually within chaparral or coastal scrub. 30-520 m. annual herb (hemiparasitic). Blooms Apr-Oct	Moderate Potential	Suitable habitats and soils are present and there are 4 known occurrences within 5 miles. These occurrences are from north of the Carmel River.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Corethrogyne leucophylla</i> branching beach aster	None/None G3Q/S3 3.2	Closed-cone coniferous forest, Coastal dunes. 3 - 60 m. perennial herb. Blooms May,Jul,Aug,Sep,Oct,Dec	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Coast Redwood Forest Monterey Pine Forest Chaparral
<i>Cryptantha rattanii</i> Rattan's cryptantha	None/None G4/S4 4.3	Cismontane woodland, Riparian woodland, Valley and foothill grassland. 245 - 915 m. annual herb. Blooms Apr-Jul	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Coast Redwood Forest Monterey Pine Forest Chaparral
<i>Dacryophyllum falcifolium</i> tear drop moss	None/None G2/S2 1B.3	North Coast coniferous forest. Limestone substrates and rock outcrops. 50-275 m. moss.	Moderate Potential	Suitable habitats are present and soils may be present. There are no known occurrences within 5 miles, however this species was first described in 2004, and is known to occur in Big Sur.	Coast Redwood Forest Monterey Pine Forest

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Delphinium californicum</i> ssp. <i>interius</i> Hospital Canyon larkspur	None/None G3T3/S3 1B.2	Cismontane woodland, chaparral, coastal scrub. In wet, boggy meadows, openings in chaparral and in canyons. 195-1095 m. perennial herb. Blooms Apr-Jun	Moderate Potential	Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is from east of the Park along the Carmel River.	Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Coast Redwood Forest Monterey Pine Forest Riparian Woodland
<i>Delphinium hutchinsoniae</i> Hutchinson's larkspur	None/None G2/S2 1B.2	Broadleafed upland forest, chaparral, coastal prairie, coastal scrub. On semi-shaded, slightly moist slopes, usually west-facing. 15-535 m. perennial herb. Blooms Mar-Jun	Present	There are four known occurrences within the Park (#25, 24, 23, and 30)	Oak Woodland Riparian Woodland Hardwood Forest Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Delphinium umbraculorum</i> umbrella larkspur	None/None G3/S3 1B.3	Cismontane woodland, chaparral. Mesic sites. 215-2075 m. perennial herb. Blooms Apr-Jun	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Oak Woodland Riparian Woodland Hardwood Forest Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral Wetland
<i>Ericameria fasciculata</i> Eastwood's goldenbush	None/None G2/S2 1B.1	Closed-cone coniferous forest, chaparral (maritime), coastal scrub, coastal dunes. In sandy openings. 30-215 m. perennial evergreen shrub. Blooms Jul-Oct	High Potential	Suitable habitats are present and there are 7 known occurrences within 5 miles. One of which is from Carmel-by-the-Sea, just west of the Front Ranch unit.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Eriogonum elegans</i> elegant wild buckwheat	None/None G4G5/S4S5 4.3	Cismontane woodland, Valley and foothill grassland. Usually sandy or gravelly, often washes, sometimes roadsides. 200 - 1525 m. annual herb. Blooms May-Nov	Low Potential	Suitable habitats and sandy soils are present, but there are no known occurrences within 5 miles.	Coast Redwood Forest Monterey Pine Forest
<i>Eriogonum nortonii</i> Pinnacles buckwheat	None/None G2/S2 1B.3	Chaparral, valley and foothill grassland. Sandy soils; often on recent burns; western Santa Lucias. 90-975 m. annual herb. Blooms (Apr)May-Aug(Sep)	Present	Two known occurrences within the Park (#23 and 25)	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral



Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Erysimum ammophilum</i> sand-loving wallflower	None/None G2/S2 1B.2	Chaparral (maritime), coastal dunes, coastal scrub. Sandy openings. 5-130 m. perennial herb. Blooms Feb-Jun	High Potential	Suitable habitats are present and there are 5 known occurrences within 5 miles. One of which is from Garrapata State Park, west of the Back Country unit.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Erysimum menziesii</i> Menzies' wallflower	Endangered/ Endangered G1/S1 1B.1	Coastal dunes. Localized on dunes and coastal strand. 1-25 m. perennial herb. Blooms Mar-Sep	Low Potential	Suitable habitats are present in the Front Ranch Unit, and there is 1 known occurrence within 5 miles. This occurrence is from the Monterey Peninsula.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Fritillaria falcata</i> talus fritillary	None/None G2/S2 1B.2	Chaparral, cismontane woodland, lower montane coniferous forest. Mostly on serpentine talus, but occasionally found on granitics. 425-1435 m. perennial bulbiferous herb. Blooms Mar-May	Low Potential	Suitable habitats are present and soils may be present, but there are no known occurrences within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Fritillaria liliacea</i> fragrant fritillary	None/None G2/S2 1B.2	Coastal scrub, valley and foothill grassland, coastal prairie, cismontane woodland. Often on serpentine; various soils reported though usually on clay, in grassland. 3-400 m. perennial bulbiferous herb. Blooms Feb-Apr	Low Potential	Suitable habitats are present, and there is 1 known occurrence within 5 miles. This occurrence is from the Monterey Peninsula.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Hardwood Forest
<i>Galium californicum</i> <i>ssp. luciense</i> Cone Peak bedstraw	None/None G5T3/S3 1B.3	Broadleafed upland forest, lower montane coniferous forest, cismontane woodland, chaparral. In forest duff or gravelly talus of pine and oak forest, in partial shade. 400-1525 m. perennial herb. Blooms Mar-Sep	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Oak Woodland Hardwood Forest Coast Redwood Forest Monterey Pine Forest
<i>Galium clementis</i> Santa Lucia bedstraw	None/None G3/S3 1B.3	Lower montane coniferous forest, upper montane coniferous forest. Forming soft mats in shady rocky patches; on granite or serpentine; mostly on exposed peaks. 975-1645 m. perennial herb. Blooms (Apr)May-Jul	Low Potential	Suitable habitats and granite soils are present, but there are no known occurrences within 5 miles.	Coast Redwood Forest Monterey Pine Forest

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Gilia tenuiflora</i> ssp. <i>arenaria</i> Monterey gilia	Endangered/ Threatened G3G4T2/S2 1B.2	Coastal dunes, coastal scrub, chaparral (maritime), cismontane woodland. Sandy openings in bare, wind-sheltered areas. Often near dune summit or in the hind dunes; two records from Pleistocene inland dunes. 5-245 m. annual herb. Blooms Apr-Jun	Moderate Potential	Suitable habitats are present and there are 3 known occurrences within 5 miles. These occurrences are from north of the Carmel River.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland
<i>Grindelia hirsutula</i> var. <i>maritima</i> San Francisco gumplant	None/None G5T1Q/S1 3.2	<u>Coastal bluff scrub, Coastal scrub, Valley and foothill grassland. sandy or serpentinite. 15 - 400 m. perennial herb. Blooms Jun-Sep</u>	<u>Low Potential</u>	<u>Suitable habitats and sandy soils are present, but there are no known occurrences within 5 miles.</u>	<u>Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral</u>
<i>Hesperocyparis goveniana</i> Gowen cypress	Threatened/ None G1/S1 1B.2	<u>Closed-cone coniferous forest, chaparral. Coastal terraces; usually in sandy soils; sometimes with Monterey pine, bishop pine. 100-125 m. perennial evergreen tree.</u>	<u>High Potential</u>	<u>Suitable habitats are present and there are 4 known occurrences within 5 miles. One of which is from Point Lobos, west of the Front Ranch unit.</u>	<u>Coast Redwood Forest Monterey Pine Forest</u>
<i>Hesperocyparis macrocarpa</i> Monterey cypress	None/None G1/S1 1B.2	Closed-cone coniferous forest. Granitic soils. 10-20 m. perennial evergreen tree.	High Potential	Suitable habitats are present and there are 2 known occurrences within 5 miles. One of which is from Point Lobos, west of the Front Ranch unit.	Coast Redwood Forest Monterey Pine Forest
<i>Horkelia cuneata</i> var. <i>sericea</i> Kellogg's horkelia	None/None G4T1?/S1? 1B.1	<u>Closed-cone coniferous forest, coastal scrub, coastal dunes, chaparral. Old dunes, coastal sandhills; openings. Sandy or gravelly soils. 5-430 m. perennial herb. Blooms Apr-Sep</u>	<u>High Potential</u>	<u>Suitable habitats are present and there are 4 known occurrences within 5 miles. One of which is from Carmel-by-the-Sea, just west of the Front Ranch unit.</u>	<u>Coast Redwood Forest Monterey Pine Forest Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland</u>
<i>Horkelia marinensis</i> Point Reyes horkelia	None/None G2/S2 1B.2	Coastal dunes, coastal prairie, coastal scrub. Sandy flats and dunes near coast; in grassland or scrub plant communities. 2-775 m. perennial herb. Blooms May-Sep	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Horkelia yadonii</i> Santa Lucia horkelia	None/None G3/S3 4.2	Broadleafed upland forest, Chaparral, Cismontane woodland, Meadows and seeps, Riparian woodland. granitic, sandy. 300 - 1900 m. perennial rhizomatous herb. Blooms Apr-Jul	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Iris longipetala</i> coast iris	None/None G3/S3 4.2	Coastal prairie, Lower montane coniferous forest, Meadows and seeps. mesic. 0 - 600 m. perennial rhizomatous herb. Blooms Mar-May	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Lasthenia conjugens</i> Contra Costa goldfields	Endangered/ None G1/S1 1B.1	Valley and foothill grassland, vernal pools, alkaline playas, cismontane woodland. Vernal pools, swales, low depressions, in open grassy areas. 1-450 m. annual herb. Blooms Mar-Jun	Low Potential	Suitable habitats are present, but alkali soils may not be, and there are no known occurrences within 5 miles	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Wetland Riparian Woodland
<i>Layia carnosa</i> beach layia	Endangered/ Endangered G2/S2 1B.1	Coastal dunes, coastal scrub. On sparsely vegetated, semi-stabilized dunes, usually behind foredunes. 0-30 m. annual herb. Blooms Mar-Jul	Moderate Potential	Suitable habitats are present and there are 2 known occurrences within 5 miles. These occurrences are from the Monterey Peninsula.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral
<i>Legenere limosa</i> legenere	None/None G2/S2 1B.1	Vernal pools. In beds of vernal pools. 1-1005 m. annual herb. Blooms Apr-Jun	Low Potential	Vernal pools are present, but there are no known occurrences within 5 miles.	Wetland
<i>Leptosiphon grandiflorus</i> large-flowered leptosiphon	None/None G3G4/S3S4 4.2	Coastal bluff scrub, Closed-cone coniferous forest, Cismontane woodland, Coastal dunes, Coastal prairie, Coastal scrub, Valley and foothill grassland. usually sandy. 5 - 1220 m. annual herb. Blooms Apr-Aug	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Riparian Woodland

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Lomatium parvifolium</i> small-leaved lomatium	None/None G4/S4 4.2	Closed-cone coniferous forest, Chaparral, Coastal scrub, Riparian woodland. serpentine. 20 - 700 m. perennial herb. Blooms Jan-Jun	Low Potential	Chaparral and woodlands are present, but serpentine soils may not be, and there are no known occurrences within 5 miles.	Coast Redwood Forest Monterey Pine Forest Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Riparian Woodland
<i>Lupinus tidestromii</i> Tidestrom's lupine	Endangered/ Endangered G1/S1 1B.1	Coastal dunes. Partially stabilized dunes, immediately near the ocean. 4-25 m. perennial rhizomatous herb. Blooms Apr-Jun	Moderate Potential	Suitable habitats are present and there are 2 known occurrences within 5 miles. These occurrences are from the Monterey Peninsula.	Coastal Terrace Prairie Coastal Chaparral/Scrub
<i>Malacothamnus palmeri</i> var. <i>involutus</i> Carmel Valley bush-mallow	None/None G3T2Q/S2 1B.2	Cismontane woodland, chaparral, coastal scrub. Talus hilltops and slopes, sometimes on serpentine. Fire dependent. 5-520 m. perennial deciduous shrub. Blooms Apr-Oct	Present	Known occurrences within the Park (#30)	Coast Redwood Forest Monterey Pine Forest Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland
<i>Malacothamnus palmeri</i> var. <i>lucianus</i> Arroyo Seco bush-mallow	None/None G3T1Q/S1 1B.2	Chaparral, cismontane woodland, meadows and seeps. Gravel banks and sandstone rocks on west-facing slopes in full sun. 10-1160 m. perennial deciduous shrub. Blooms (Apr)May-Aug	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Coast Redwood Forest Monterey Pine Forest Maritime Chaparral Oak Woodland Wetland
<i>Malacothamnus palmeri</i> var. <i>palmeri</i> Santa Lucia bush-mallow	None/None G3T2Q/S2 1B.2	Chaparral. Dry rocky slopes, mostly near summits, but occasionally extending down canyons to the sea. 3-670 m. perennial deciduous shrub. Blooms May-Jul	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Maritime Chaparral Coastal Chaparral/Scrub
<i>Malacothrix saxatilis</i> var. <i>arachnoidea</i> Carmel Valley malacothrix	None/None G5T2/S2 1B.2	Chaparral, coastal scrub. Rock outcrops or steep rocky roadcuts. 30-1040 m. perennial rhizomatous herb. Blooms (Mar)Jun-Dec	Moderate Potential	Suitable habitats are present and there are 3 known occurrences within 5 miles. These occurrences are from the Carmel Valley east of the Park.	Maritime Chaparral Coastal Chaparral/Scrub
<i>Meconella oregana</i> Oregon meconella	None/None G2G3/S2 1B.1	Coastal prairie, coastal scrub. Open, moist places. 60-640 m. annual herb. Blooms Mar-Apr	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Maritime Chaparral Coastal Chaparral/Scrub

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<u><i>Micropus amphibolus</i></u> Mt. Diablo cottonweed	None/None G3G4/S3S4 3.2	<u>Broadleafed upland forest, Chaparral, Cismontane woodland, Valley and foothill grassland. rocky. 45 - 825 m. annual herb. Blooms Mar-May</u>	Low Potential	<u>Suitable habitats are present, but there are no known occurrences within 5 miles.</u>	<u>Coast Redwood Forest Monterey Pine Forest Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Riparian Woodland</u>
<i>Microseris paludosa</i> marsh microseris	None/None G2/S2 1B.2	Closed-cone coniferous forest, cismontane woodland, coastal scrub, valley and foothill grassland. 3-610 m. perennial herb. Blooms Apr-Jun(Jul)	High Potential	Suitable habitats are present and there are 7 known occurrences within 5 miles. One of which is from Point Lobos, just west of the Front Ranch unit.	All
<u><i>Mielichhoferia elongata</i></u> elongate copper moss	None/None G5/S4 4.3	<u>Broadleafed upland forest, Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Meadows and seeps, Subalpine coniferous forest. Metamorphic rock, usually acidic, usually vernal mesic, often roadsides, sometimes carbonate. 0 - 1960 m. moss. Blooms</u>	Low Potential	<u>Suitable habitats are present, but there are no known occurrences within 5 miles.</u>	<u>Coast Redwood Forest Monterey Pine Forest Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Wetland Riparian Woodland</u>
<u><i>Monardella antonina</i></u> <u>ssp. antonina</u> San Antonio Hills monardella	None/None G4T1T3Q/S1S3 3	<u>Chaparral, Cismontane woodland. 320 - 1000 m. perennial rhizomatous herb. Blooms Jun-Aug</u>	Low Potential	<u>Suitable habitats are present, but there are no known occurrences within 5 miles.</u>	<u>Coast Redwood Forest Monterey Pine Forest Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Riparian Woodland</u>
<i>Monardella sinuata</i> ssp. <i>nigrescens</i> northern curly-leaved monardella	None/None G3T2/S2 1B.2	Coastal dunes, coastal scrub, chaparral, lower montane coniferous forest. Sandy soils. 10-245 m. annual herb. Blooms (Apr)May-Jul(Aug-Sep)	Moderate Potential	Suitable habitats are present and there are 3 known occurrences within 5 miles. These occurrences are from north of the Carmel River.	Native and Annual Grasslands Coastal Terrace Prairie Maritime Chaparral Coastal Chaparral/Scrub Coast Redwood Forest Monterey Pine Forest

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Monolopia gracilens</i> woodland woollythreads	None/None G3/S3 1B.2	Chaparral, valley and foothill grassland, cismontane woodland, broadleaved upland forest, North Coast coniferous forest. Grassy sites, in openings; sandy to rocky soils. Often seen on serpentine after burns, but may have only weak affinity to serpentine. 120-975 m. annual herb. Blooms (Feb)Mar-Jul	Moderate Potential	Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is from the Monterey Peninsula.	All
<i>Nemacladus secundiflorus</i> var. <i>secundiflorus</i> <u>large-flowered nemacladus</u>	None/None <u>G3T3?/S3?</u> 4.3	<u>Chaparral, Valley and foothill grassland. gravelly, openings. 200 - 2000 m. annual herb. Blooms Apr-Jun</u>	<u>Low Potential</u>	<u>Suitable habitats are present, but there are no known occurrences within 5 miles.</u>	<u>Native and Annual Grasslands</u> <u>Coastal Terrace Prairie</u> <u>Coastal Chaparral/Scrub</u> <u>Maritime Chaparral</u> <u>Oak Woodland</u> <u>Riparian Woodland</u>
<i>Ophioglossum californicum</i> California adder's-tongue	None/None <u>G4/S4</u> 4.2	<u>Chaparral, Valley and foothill grassland, Vernal pools (margins). mesic. 60 - 525 m. perennial rhizomatous herb. Blooms (Dec)Jan-Jun</u>	<u>Low Potential</u>	<u>Suitable habitats are present, but there are no known occurrences within 5 miles.</u>	<u>Native and Annual Grasslands</u> <u>Coastal Terrace Prairie</u> <u>Coastal Chaparral/Scrub</u> <u>Maritime Chaparral</u> <u>Oak Woodland</u> <u>Wetland</u> <u>Riparian Woodland</u>
<i>Pedicularis dudleyi</i> Dudley's lousewort	None/Rare G2/S2 1B.2	Chaparral, cismontane woodland, North Coast coniferous forest, valley and foothill grassland. Deep shady woods of older coast redwood forests; also in maritime chaparral. 60-330 m. perennial herb. Blooms Apr-Jun	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	All
<i>Perideridia gairdneri</i> ssp. <i>gairdneri</i> <u>Gairdner's yampah</u>	None/None <u>G5T3T4/S3S4</u> 4.2	<u>Broadleaved upland forest, Chaparral, Coastal prairie, Valley and foothill grassland, Vernal pools. vernally mesic. 0 - 610 m. perennial herb. Blooms Jun-Oct</u>	<u>Low Potential</u>	<u>Suitable habitats are present, but there are no known occurrences within 5 miles.</u>	<u>Native and Annual Grasslands</u> <u>Coastal Terrace Prairie</u> <u>Coastal Chaparral/Scrub</u> <u>Maritime Chaparral</u> <u>Oak Woodland</u> <u>Wetland</u> <u>Riparian Woodland</u>

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Phacelia ramosissima</i> var. <i>australitoralis</i> south coast branching phacelia	None/None G5?T3Q/S3 3.2	Chaparral, Coastal dunes, Coastal scrub, Marshes and swamps (coastal salt). sandy, sometimes rocky. 5 - 300 m. perennial herb. Blooms Mar-Aug	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Wetland Riparian Woodland
<i>Pinus radiata</i> Monterey pine	None/None G1/S1 1B.1	Closed-cone coniferous forest, cismontane woodland. Three primary stands are native to California. Dry bluffs and slopes. 60-125 m. perennial evergreen tree.	Present	Two known occurrences within the Park (#3 and 4)	Monterey Pine Forest
<i>Piperia michaelii</i> Michael's rein orchid	None/None G3/S3 4.2	Coastal bluff scrub, Closed-cone coniferous forest, Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest. 3 - 915 m. perennial herb. Blooms Apr-Aug	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Coast Redwood Forest Monterey Pine Forest Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland Riparian Woodland
<i>Piperia yadonii</i> Yadon's rein orchid	Endangered/ None G1/S1 1B.1	Closed-cone coniferous forest, chaparral, coastal bluff scrub. On sandstone and sandy soil, but poorly drained and often dry. 10-505 m. perennial herb. Blooms (Feb)May-Aug	Present	One known occurrence within the Park (#25)	Coastal Terrace Prairie Maritime Chaparral Coastal Chaparral/Scrub Coast Redwood Forest Monterey Pine Forest
<i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i> Choris' popcorn flower	None/None G3T2Q/S2 1B.2	Chaparral, coastal scrub, coastal prairie. Mesic sites. 2-705 m. annual herb. Blooms Mar-Jun	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Maritime Chaparral Coastal Chaparral/Scrub wetland
<i>Plagiobothrys diffusus</i> San Francisco popcorn flower	None/ Endangered G1Q/S21 1B.21	Valley and foothill grassland, coastal prairie. Historically from grassy slopes with marine influence. 45-360 m. annual herb. Blooms Mar-Jun	Present	Suitable habitats are present and there is 1 known occurrence within the Front Ranch Unit (McGraw 2007).	Native and Annual Grasslands Coastal Terrace Prairie

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Plagiobothrys chorisianus</i> var. <i>hickmanii</i> Hickman's popcornflower	None/None G3T3Q/S3 4.2	Closed-cone coniferous forest, Chaparral, Coastal scrub, Marshes and swamps, Vernal pools. 15 - 390 m. annual herb. Blooms Apr-Jun	Low Potential	Suitable habitats are present, but <u>there are no known occurrences within 5 miles.</u>	Maritime Chaparral Coastal Chaparral/Scrub Wetland Coast Redwood Forest Monterey Pine Forest
<i>Plagiobothrys uncinatus</i> hooked popcorn flower	None/None G2/S2 1B.2	Chaparral, cismontane woodland, valley and foothill grassland. Sandstone outcrops and canyon sides; often in burned or disturbed areas. 210-855 m. annual herb. Blooms Apr-May	Moderate Potential	Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is near Cushing Mountain, south of the Back Country Unit.	Native and Annual Grasslands Coastal Terrace Prairie Maritime Chaparral Coastal Chaparral/Scrub Coast Redwood Forest Monterey Pine Forest Oak Woodland Hardwood Forest
<i>Potentilla hickmanii</i> Hickman's cinquefoil	Endangered/ Endangered G1/S1 1B.1	Coastal bluff scrub, closed-cone coniferous forest, meadows and seeps, marshes and swamps. Freshwater marshes, seeps, and small streams in open or forested areas along the coast. 5-125 m. perennial herb. Blooms Apr-Aug	Moderate Potential	Suitable habitats are present and there are 3 known occurrences within 5 miles. These occurrences are from the Monterey Peninsula.	Native and Annual Grasslands Coastal Terrace Prairie Maritime Chaparral Coastal Chaparral/Scrub Wetland Coast Redwood Forest Monterey Pine Forest Oak Woodland Riparian Woodland
<i>Ramalina thrausta</i> angel's hair lichen	None/None G5/S2? 2B.1	North coast coniferous forest. On dead twigs and other lichens. 75-430 m. fruticose lichen (epiphytic).	Moderate Potential	Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is from the Monterey Peninsula.	Maritime Chaparral Coast Redwood Forest Monterey Pine Forest
<i>Ranunculus lobbii</i> Lobb's aquatic buttercup	None/None G4/S3 4.2	Cismontane woodland, North Coast coniferous forest, Valley and foothill grassland, Vernal pools. mesic. 15 - 470 m. annual herb (aquatic). Blooms Feb-May	Low Potential	Suitable habitats are present, but <u>there are no known occurrences within 5 miles.</u>	Coast Redwood Forest Monterey Pine Forest Oak Woodland Riparian Woodland



Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Rosa pinetorum</i> pine rose	None/None G2/S2 1B.2	Closed-cone coniferous forest, cismontane woodland. 5-1090 m. perennial shrub. Blooms May,Jul	High Potential	Suitable habitats are present and there are 8 known occurrences within 5 miles. Three of which are from Point Lobos, just west of the Front Ranch unit.	Coast Redwood Forest Monterey Pine Forest Oak Woodland
<i>Sanicula maritima</i> adobe sanicle	None/Rare G2/S2 1B.1	Meadows and seeps, valley and foothill grassland, chaparral, coastal prairie. Moist clay or ultramafic soils. 15-215 m. perennial herb. Blooms Feb-May	Low Potential	Suitable habitats are present, but there are no known occurrences within 5 miles.	All
<i>Sidalcea malachroides</i> maple-leaved checkerbloom	<u>None/None</u> <u>G3/S3</u> <u>4.2</u>	<u>Broadleafed upland forest, Coastal prairie, Coastal scrub, North Coast coniferous forest, Riparian woodland. Often in disturbed areas. 0 - 730 m. perennial herb. Blooms (Mar)Apr-Aug</u>	<u>Moderate</u> <u>Potential</u>	<u>Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is near Cushing Mountain, south of the Back Country Unit.</u>	<u>Coast Redwood Forest</u> <u>Monterey Pine Forest Oak</u> <u>Woodland</u> <u>Riparian Woodland</u> <u>Coastal Chaparral/Scrub</u>
<i>Stebbinsoseris decipiens</i> Santa Cruz microseris	None/None G2/S2 1B.2	Broadleafed upland forest, closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, valley and foothill grassland. Open areas in loose or disturbed soil, usually derived from sandstone, shale or serpentine, on seaward slopes. 90-750 m. annual herb. Blooms Apr-May	Moderate Potential	Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is just south of Del Rey Oaks.	All
<i>Tortula californica</i> California screw moss	None/None G2G3/S2S3 1B.2	Chenopod scrub, valley and foothill grassland. Moss growing on sandy soil. 10-1460 m. moss.	Moderate Potential	Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is near Lobos Rock, west of the Back Country Unit.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub
<i>Trifolium buckwestiorum</i> Santa Cruz clover	None/None G2/S2 1B.1	Coastal prairie, broadleafed upland forest, cismontane woodland. Moist grassland. Gravelly margins. 30-550 m. annual herb. Blooms Apr-Oct	Moderate Potential	Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is just south of Del Rey Oaks.	Native and Annual Grasslands Coastal Terrace Prairie Oak Woodland Hardwood Forest
<i>Trifolium hydrophilum</i> saline clover	None/None G2/S2 1B.2	Marshes and swamps, valley and foothill grassland, vernal pools. Mesic, alkaline sites. 1-335 m. annual herb. Blooms Apr-Jun	Moderate Potential	Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is from the Monterey Peninsula.	Native and Annual Grasslands Coastal Terrace Prairie Wetland

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CRPR	Habitat Requirements	Potential for Impact	Rationale	Vegetation Association
<i>Trifolium polyodon</i> Pacific Grove clover	None/Rare G1/S1 1B.1	Closed-cone coniferous forest, meadows and seeps, coastal prairie, valley and foothill grassland. Along small springs and seeps in grassy openings. 5-260 m. annual herb. Blooms Apr-Jun(Jul)	High Potential	Suitable habitats are present and there are 9 known occurrences within 5 miles. One of which is from Point Lobos, just west of the Front Ranch unit.	Coast Redwood Forest Monterey Pine Forest Native and Annual Grasslands Coastal Terrace Prairie Wetland
<i>Trifolium trichocalyx</i> Monterey clover	Endangered/ Endangered G1/S1 1B.1	Closed-cone coniferous forest. Openings, burned areas, and roadsides. Sandy soils. 60-210 m. annual herb. Blooms Apr-Jun	Moderate Potential	Suitable habitats are present and there are 2 known occurrences within 5 miles. These occurrences are from the Monterey Peninsula.	Coast Redwood Forest Monterey Pine Forest

Regional Vicinity refers to within a [5] mile radius of site.

FE = Federally Endangered FT = Federally Threatened

SE = State Endangered ST = State Threatened SR = State Rare

G-Rank/S-Rank = Global Rank and State Rank as per NatureServe and CDFW's CNDDDB RareFind3.

**CRPR (CNPS California Rare Plant Rank)**

1A=Presumed Extinct in California

1B=Rare, Threatened, or Endangered in California and elsewhere

2A=Plants presumed extirpated in California, but more common elsewhere

2B=Plants Rare, Threatened, or Endangered in California, but more common elsewhere

3=Need more information (a Review List)

4=Plants of Limited Distribution (a Watch List)

**CRPR Threat Code Extension**

.1=Seriously endangered in California (over 80% of occurrences threatened/high degree and immediacy of threat)

.2=Fairly endangered in California (20-80% occurrences threatened)

.3=Not very endangered in California (<20% of occurrences threatened)

**Special Status Animal Species in the Regional Vicinity (12 Quads) of the General Development Plan Area**

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CDFW	Habitat Requirements	Potential for Impact	Potential for Occurrence	Vegetation Association
<b>Mammals</b>					
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	None/None G3G4/S2 SSC	Throughout California in a wide variety of habitats. Most common in mesic sites. Roosts in the open, hanging from walls and ceilings. Roosting sites limiting. Extremely sensitive to human disturbance.	High Potential	Suitable habitat and abandoned buildings are present, and there is one known occurrence within 5 miles. This occurrence is west of the Back Country Unit near Hwy 1.	All
<i>Taxidea taxus</i> American badger	None/None G5/S3 SSC	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils. Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.	High Potential	Suitable habitat is present, and there is 1 known occurrence within 5 miles. This occurrence is in Seaside.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland
<b>Birds</b>					
<i>Agelaius tricolor</i> tricolored blackbird	None/ Threatened G2G3/S1S2 SSC	Highly colonial species, most numerous in Central Valley & vicinity. Largely endemic to California. Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	Moderate Potential	Suitable habitats are present and there are 4 known occurrences within 5 miles. These occurrences are from small ponds east of the Back Country Unit.	Native and Annual Grasslands Coastal Terrace Prairie Wetland
<i>Athene cunicularia</i> burrowing owl	None/None G4/S3 SSC	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation. Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	Moderate Potential	Suitable habitat is present, and there is 1 known occurrence within 5 miles. This occurrence is in Seaside.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland
<i>Brachyramphus marmoratus</i> Marbled Murrelet	Threatened/ Endangered G3G4/S1	Feeds near-shore; nests inland along coast from Eureka to Oregon border and from Half Moon Bay to Santa Cruz. Nests in old-growth redwood-dominated forests, up to six miles inland, often in Douglas-fir.	Low Potential (Foraging Only)	This species is known to forage along the coast, but the nearest suitable old growth forests are in Santa Cruz.	Coast Redwood Forest Monterey Pine Forest

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CDFW	Habitat Requirements	Potential for Impact	Potential for Occurrence	Vegetation Association
<i>Buteo regalis</i> ferruginous hawk	None/None G4/S3S4 WL	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats. Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.	Low Potential (Wintering)	Suitable habitats are present, and this species has been reported on ebird during the winter within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland
<i>Charadrius alexandrinus nivosus</i> western snowy plover	Threatened/ None G3T3/S2S3 SSC	Sandy beaches, salt pond levees & shores of large alkali lakes. Needs sandy, gravelly or friable soils for nesting.	Low Potential	Sandy, gravelly or friable soils are present and this species is known to occur at the mouth of the Carmel River.	Wetland
<i>Coturnicops noveboracensis</i> yellow rail	None/None G4/S1S2 SSC	Summer resident in eastern Sierra Nevada in Mono County. Freshwater marshlands.	Moderate Potential	Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is from the Monterey Peninsula.	Wetland
<i>Cypseloides niger</i> black swift	None/None G4/S2 SSC	Coastal belt of Santa Cruz and Monterey counties; central & southern Sierra Nevada; San Bernardino & San Jacinto mountains. Breeds in small colonies on cliffs behind or adjacent to waterfalls in deep canyons and sea-bluffs above the surf; forages widely.	Moderate Potential	Suitable habitats may be present and there is 1 known occurrence within 5 miles. This occurrence is from Point Lobos, just west of the Front Ranch unit.	All
<i>Eremophila alpestris actia</i> California horned lark	None/None G5T4Q/S4 WL	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin Valley and east to foothills. Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.	Moderate Potential	Suitable habitats are present, and this species has been reported on ebird within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Coastal Chaparral/Scrub Maritime Chaparral Oak Woodland
<i>Falco mexicanus</i> prairie falcon	None/None G5/S4 WL	Inhabits dry, open terrain, either level or hilly. Breeding sites located on cliffs. Forages far afield, even to marshlands and ocean shores.	Moderate Potential	Suitable habitats are present, and this species has been reported on ebird within 5 miles.	All

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CDFW	Habitat Requirements	Potential for Impact	Potential for Occurrence	Vegetation Association
<i>Fratercula cirrhata</i> tufted puffin	None/None G5/S1S2 SSC	Open-ocean bird; nests along the coast on islands, islets, or (rarely) mainland cliffs. Requires sod or earth into which the birds can burrow, on island cliffs or grassy island slopes.	Not Expected	Suitable marine habitats are not present.	None
<i>Gymnogyps californianus</i> California condor	Endangered/ Endangered G1/S1 FP	Require vast expanses of open savannah, grasslands, and foothill chaparral in mountain ranges of moderate altitude. Deep canyons containing clefts in the rocky walls provide nesting sites. Forages up to 100 miles from roost/nest.	Moderate Potential (Foraging Only)	Suitable habitats are present, and this species has been reported on ebird within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Maritime Chaparral Coastal Chaparral/Scrub Wetland Coast Redwood Forest Monterey Pine Forest Oak Woodland Riparian Woodland
<i>Laterallus jamaicensis coturniculus</i> California black rail	None/ Threatened G3G4T1/S1 FP	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays. Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.	Moderate Potential	Suitable habitats are present and there is 1 known occurrence within 5 miles. This occurrence is from the Monterey Peninsula.	Wetland
<i>Oceanodroma homochroa</i> ashy storm-petrel	None/None G2/S2 SSC	Colonial nester on off-shore islands. Usually nests on driest part of islands. Forages over open ocean. Nest sites on islands are in crevices beneath loosely piled rocks or driftwood, or in caves.	Not Expected	Suitable marine habitats are not present.	None
<i>Pelecanus occidentalis californicus</i> California brown pelican	Delisted/Delisted G4T3/S3 FP	Colonial nester on coastal islands just outside the surf line. Nests on coastal islands of small to moderate size which afford immunity from attack by ground-dwelling predators. Roosts communally.	Not Expected	Suitable marine habitats are not present.	None

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CDFW	Habitat Requirements	Potential for Impact	Potential for Occurrence	Vegetation Association
<i>Riparia riparia</i> bank swallow	None/ Threatened G5/S2	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	Low Potential	Suitable habitats may be present, and this species has been reported on ebird within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Maritime Chaparral Coastal Chaparral/Scrub Wetland Oak Woodland Riparian Woodland Wetland
<i>Strix occidentalis occidentalis</i> California spotted owl	None/None G3G4T3/S3 SSC	Mixed conifer forest, often with an understory of black oaks and other deciduous hardwoods. Canopy closure >40%. Most often found in deep-shaded canyons, on north-facing slopes, and within 300 meters of water.	Present	This species is known to occur in the San Jose Creek watershed.	Coast Redwood Forest Monterey Pine Forest Oak Woodland Hardwood Forest
<i>Vireo bellii pusillus</i> Least Bell's Vireo	Endangered/ Endangered G5T2/S2	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.	Not Expected	Suitable habitats may be present; however there are no known occurrences within 5 miles and the park is out of this species known range.	Riparian Woodland
<b>Reptiles</b>					
<i>Anniella pulchra</i> northern California legless lizard	None/None G3/S3 SSC	Sandy or loose loamy soils under sparse vegetation. Soil moisture is essential. They prefer soils with a high moisture content.	High Potential	Suitable habitat is likely present, and there are 12 known occurrences within 5 miles.	All
<i>Emys marmorata</i> western pond turtle	None/None G3G4/S3 SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	High Potential	Suitable habitat is present, and there are 5 known occurrences within 5 miles. Four (4) of which are from the Carmel River.	Native and Annual Grasslands Coastal Terrace Prairie Riparian Woodland Wetland

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CDFW	Habitat Requirements	Potential for Impact	Potential for Occurrence	Vegetation Association
<i>Phrynosoma blainvillii</i> coast horned lizard	None/None G3G4/S3S4 SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	High Potential	Suitable habitat is present, and there is 1 known occurrence within 5 miles from the Chamisal Ridge.	Native and Annual Grasslands Coastal Terrace Prairie Riparian Woodland Oak Woodland Maritime Chaparral Coastal Chaparral/Scrub
<i>Thamnophis hammondi</i> two-striped gartersnake	None/None G4/S3S4 SSC	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation. Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.	High Potential	Suitable habitat is present, and this species is known to occur in Monterey County.	Riparian Woodland Wetland
<b>Amphibians</b>					
<i>Ambystoma californiense</i> California tiger salamander	Threatened/ Threatened G2G3/S2S3 WL	Central Valley DPS federally listed as threatened. Santa Barbara and Sonoma counties DPS federally listed as endangered. Need underground refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	Present	There are two known occurrences within the Park, back country unit (#834, and 833), and 7 occurrences within 5 miles.	Native and Annual Grasslands Coastal Terrace Prairie Riparian Woodland Oak Woodland Maritime Chaparral Coastal Chaparral/Scrub Wetland
<i>Rana boylei</i> foothill yellow-legged frog	None/Candidate Threatened G3/S3 SSC	Partly-shaded, shallow streams and riffles with a rocky substrate in a variety of habitats. Needs at least some cobble-sized substrate for egg-laying. Needs at least 15 weeks to attain metamorphosis.	Low Potential	Suitable habitat is present and there is one known occurrence within 5 miles, however this occurrence was from 1899 and the population may be extirpated.	Riparian Woodland Wetland

Monterey Peninsula Regional Park District  
**Palo Corona Regional Park General Development Plan**

Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CDFW	Habitat Requirements	Potential for Impact	Potential for Occurrence	Vegetation Association
<i>Rana draytonii</i> California red-legged frog	Threatened/ None G2G3/S2S3 SSC	Lowlands and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation. Requires 11-20 weeks of permanent water for larval development. Must have access to estivation habitat.	Present	There are 6 known occurrences within the Park (#863, 764, 765, 763, 68, and 1107), and 24 occurrences within 5 miles. These occurrences are primarily from the front ranch unit and Rancho Cañada Unit along the Carmel River. Most of the park also falls within critical habitat unit MNT-2.	Native and Annual Grasslands Coastal Terrace Prairie Riparian Woodland Oak Woodland Maritime Chaparral Coastal Chaparral/Scrub Wetland
<i>Taricha torosa</i> coast Range newt	None/None G4/S4 SSC	Coastal drainages from Mendocino County to San Diego County. Lives in terrestrial habitats & will migrate over 1 km to breed in ponds, reservoirs & slow moving streams.	Present	There are 2 known occurrences within the Park, back country unit.	All
<b>Fish</b>					
<i>Eucyclogobius newberryi</i> tidewater goby	Endangered/ None G3/S3 SSC	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River. Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.	Not Expected	There are no known occurrences in the Carmel River.	None
<i>Oncorhynchus mykiss irideus</i> pop. 9 steelhead - south-central California coast DPS	Threatened/None G5T2Q/S2	Federal listing refers to runs in coastal basins from the Pajaro River south to, but not including, the Santa Maria River.	Present	There is 1 known occurrence within the Park (#24) from the Carmel River, and one occurrence within five miles from Garrapata Creek. Additionally, the Carmel River, San Jose Creek, and Malpaso Creek are designated critical habitat for steelhead.	Wetland



Scientific Name Common Name	Status Fed/State ESA G-Rank/S-Rank CDFW	Habitat Requirements	Potential for Impact	Potential for Occurrence	Vegetation Association
<b>Invertebrates</b>					
<i>Branchinecta lynchi</i> Vernal Pool Fairy Shrimp	Threatened/None G3/S3	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools. Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	Low Potential	Vernal pools are present and the species is known to occur in Monterey County; however there are no known occurrences within 5 miles.	Wetland Native and Annual Grasslands Coastal Terrace Prairie
<i>Danaus plexippus</i> pop. 1 monarch - California overwintering population	None/None G4T2T3/S2S3	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	High Potential	Suitable habitat is present, and there are 8 known occurrences within 5 miles, 5 of which are from Point Lobos and Carmel-by-the-sea.	Coast Redwood Forest Monterey Pine Forest Oak Woodland Hardwood Forest
<i>Euphilotes enoptes smithi</i> Smith's blue butterfly	Endangered/ None G5T1T2/S1S2	Most commonly associated with coastal dunes & coastal sage scrub plant communities in Monterey & Santa Cruz counties. Hostplant: <i>Eriogonum latifolium</i> and <i>Eriogonum parvifolium</i> are utilized as both larval and adult food plants.	Present	There are 11 known occurrences within the Park (#19, 60, 59, 57, 56, 63, 58, 65, 62, 61, and 55), from the front ranch and back country units.	Native and Annual Grasslands Coastal Terrace Prairie Maritime Chaparral Coastal Chaparral/Scrub
<p>Regional Vicinity refers to within a [5] mile radius of site.                      FT = Federally Threatened      SE = State Endangered                      FC = Federal Candidate Species    ST = State Threatened                      FE = Federally Endangered      SR = State Rare                      FS = Federally Sensitive          SS = State Sensitive                      G-Rank/S-Rank = Global Rank and State Rank as per NatureServe and CDFW's CNDDDB RareFind3                      SC = CDFW Species of Special Concern                      FP = Fully Protected                      WL = Watch List</p>					

*This page intentionally left blank.*

# Appendix D

---

Dog Park Reference Noise Level

# Measurement Location 1

Freq Weight : A  
 Time Weight : FAST  
 Level Range : 40-100  
 Max dB : 83.8 - 2017/03/08 16:55:42  
 Level Range : 40-100  
 SEL : 99.5  
 Leq : 70.0

No. s	Date Time	(dB)
1	2017/03/08 16:46:16	62.0
2	2017/03/08 16:46:17	58.0
3	2017/03/08 16:46:18	56.1
4	2017/03/08 16:46:19	55.5
5	2017/03/08 16:46:20	56.5
6	2017/03/08 16:46:21	58.1
7	2017/03/08 16:46:22	59.3
8	2017/03/08 16:46:23	62.2
9	2017/03/08 16:46:24	63.8
10	2017/03/08 16:46:25	62.6
11	2017/03/08 16:46:26	65.6
12	2017/03/08 16:46:27	67.1
13	2017/03/08 16:46:28	66.1
14	2017/03/08 16:46:29	63.7
15	2017/03/08 16:46:30	62.6
16	2017/03/08 16:46:31	62.4
17	2017/03/08 16:46:32	61.7
18	2017/03/08 16:46:33	60.1
19	2017/03/08 16:46:34	59.0
20	2017/03/08 16:46:35	59.0
21	2017/03/08 16:46:36	59.1
22	2017/03/08 16:46:37	58.1
23	2017/03/08 16:46:38	58.4
24	2017/03/08 16:46:39	58.0
25	2017/03/08 16:46:40	57.8
26	2017/03/08 16:46:41	61.7
27	2017/03/08 16:46:42	58.5
28	2017/03/08 16:46:43	58.3
29	2017/03/08 16:46:44	58.2
30	2017/03/08 16:46:45	57.7
31	2017/03/08 16:46:46	57.3
32	2017/03/08 16:46:47	57.4
33	2017/03/08 16:46:48	57.8
34	2017/03/08 16:46:49	56.8
35	2017/03/08 16:46:50	58.0
36	2017/03/08 16:46:51	59.2
37	2017/03/08 16:46:52	58.1
38	2017/03/08 16:46:53	57.5
39	2017/03/08 16:46:54	58.1
40	2017/03/08 16:46:55	56.6
41	2017/03/08 16:46:56	56.6
42	2017/03/08 16:46:57	58.1
43	2017/03/08 16:46:58	55.7
44	2017/03/08 16:46:59	54.9
45	2017/03/08 16:47:00	55.4
46	2017/03/08 16:47:01	54.2
47	2017/03/08 16:47:02	54.7
48	2017/03/08 16:47:03	55.5
49	2017/03/08 16:47:04	53.9
50	2017/03/08 16:47:05	54.0
51	2017/03/08 16:47:06	54.5
52	2017/03/08 16:47:07	56.5
53	2017/03/08 16:47:08	54.9
54	2017/03/08 16:47:09	57.4
55	2017/03/08 16:47:10	58.8
56	2017/03/08 16:47:11	60.2
57	2017/03/08 16:47:12	60.1
58	2017/03/08 16:47:13	59.4
59	2017/03/08 16:47:14	61.5
60	2017/03/08 16:47:15	63.4
61	2017/03/08 16:47:16	68.0
62	2017/03/08 16:47:17	76.3
63	2017/03/08 16:47:18	72.8
64	2017/03/08 16:47:19	74.0
65	2017/03/08 16:47:20	75.2
66	2017/03/08 16:47:21	71.8
67	2017/03/08 16:47:22	70.2
68	2017/03/08 16:47:23	74.1
69	2017/03/08 16:47:24	74.8
70	2017/03/08 16:47:25	73.6
71	2017/03/08 16:47:26	72.0
72	2017/03/08 16:47:27	70.7
73	2017/03/08 16:47:28	72.2
74	2017/03/08 16:47:29	70.6
75	2017/03/08 16:47:30	72.6
76	2017/03/08 16:47:31	70.9
77	2017/03/08 16:47:32	70.9
78	2017/03/08 16:47:33	69.8
79	2017/03/08 16:47:34	69.8
80	2017/03/08 16:47:35	68.3
81	2017/03/08 16:47:36	65.8
82	2017/03/08 16:47:37	67.3
83	2017/03/08 16:47:38	66.4
84	2017/03/08 16:47:39	65.7
85	2017/03/08 16:47:40	70.5

86	2017/03/08	16:47:41	68.9
87	2017/03/08	16:47:42	65.3
88	2017/03/08	16:47:43	63.9
89	2017/03/08	16:47:44	63.2
90	2017/03/08	16:47:45	64.2
91	2017/03/08	16:47:46	61.3
92	2017/03/08	16:47:47	61.0
93	2017/03/08	16:47:48	59.9
94	2017/03/08	16:47:49	61.3
95	2017/03/08	16:47:50	59.1
96	2017/03/08	16:47:51	59.1
97	2017/03/08	16:47:52	59.5
98	2017/03/08	16:47:53	61.8
99	2017/03/08	16:47:54	66.7
100	2017/03/08	16:47:55	67.2
101	2017/03/08	16:47:56	69.1
102	2017/03/08	16:47:57	68.1
103	2017/03/08	16:47:58	65.6
104	2017/03/08	16:47:59	67.3
105	2017/03/08	16:48:00	69.3
106	2017/03/08	16:48:01	70.8
107	2017/03/08	16:48:02	69.9
108	2017/03/08	16:48:03	67.3
109	2017/03/08	16:48:04	68.0
110	2017/03/08	16:48:05	70.6
111	2017/03/08	16:48:06	69.5
112	2017/03/08	16:48:07	70.9
113	2017/03/08	16:48:08	69.1
114	2017/03/08	16:48:09	69.8
115	2017/03/08	16:48:10	69.1
116	2017/03/08	16:48:11	70.6
117	2017/03/08	16:48:12	68.7
118	2017/03/08	16:48:13	63.0
119	2017/03/08	16:48:14	59.0
120	2017/03/08	16:48:15	60.8
121	2017/03/08	16:48:16	61.3
122	2017/03/08	16:48:17	60.5
123	2017/03/08	16:48:18	62.6
124	2017/03/08	16:48:19	63.7
125	2017/03/08	16:48:20	74.1
126	2017/03/08	16:48:21	72.4
127	2017/03/08	16:48:22	66.2
128	2017/03/08	16:48:23	63.7
129	2017/03/08	16:48:24	65.8
130	2017/03/08	16:48:25	66.8
131	2017/03/08	16:48:26	66.5
132	2017/03/08	16:48:27	67.0
133	2017/03/08	16:48:28	67.2
134	2017/03/08	16:48:29	66.9
135	2017/03/08	16:48:30	68.0
136	2017/03/08	16:48:31	65.5
137	2017/03/08	16:48:32	60.1
138	2017/03/08	16:48:33	56.0
139	2017/03/08	16:48:34	55.2
140	2017/03/08	16:48:35	55.3
141	2017/03/08	16:48:36	56.4
142	2017/03/08	16:48:37	57.4
143	2017/03/08	16:48:38	57.2
144	2017/03/08	16:48:39	58.9
145	2017/03/08	16:48:40	60.4
146	2017/03/08	16:48:41	62.5
147	2017/03/08	16:48:42	66.2
148	2017/03/08	16:48:43	65.5
149	2017/03/08	16:48:44	63.4
150	2017/03/08	16:48:45	61.9
151	2017/03/08	16:48:46	61.8
152	2017/03/08	16:48:47	62.6
153	2017/03/08	16:48:48	63.8
154	2017/03/08	16:48:49	65.2
155	2017/03/08	16:48:50	67.0
156	2017/03/08	16:48:51	68.3
157	2017/03/08	16:48:52	66.4
158	2017/03/08	16:48:53	65.5
159	2017/03/08	16:48:54	64.2
160	2017/03/08	16:48:55	65.7
161	2017/03/08	16:48:56	65.2
162	2017/03/08	16:48:57	68.6
163	2017/03/08	16:48:58	66.4
164	2017/03/08	16:48:59	64.7
165	2017/03/08	16:49:00	62.9
166	2017/03/08	16:49:01	61.6
167	2017/03/08	16:49:02	60.6
168	2017/03/08	16:49:03	61.0
169	2017/03/08	16:49:04	61.0
170	2017/03/08	16:49:05	62.3
171	2017/03/08	16:49:06	60.8
172	2017/03/08	16:49:07	60.5
173	2017/03/08	16:49:08	59.6
174	2017/03/08	16:49:09	59.9
175	2017/03/08	16:49:10	58.5
176	2017/03/08	16:49:11	57.3
177	2017/03/08	16:49:12	56.7
178	2017/03/08	16:49:13	57.0
179	2017/03/08	16:49:14	56.7
180	2017/03/08	16:49:15	56.7
181	2017/03/08	16:49:16	56.8
182	2017/03/08	16:49:17	56.4
183	2017/03/08	16:49:18	57.2
184	2017/03/08	16:49:19	57.9

185	2017/03/08	16:49:20	58.3
186	2017/03/08	16:49:21	62.8
187	2017/03/08	16:49:22	59.1
188	2017/03/08	16:49:23	59.4
189	2017/03/08	16:49:24	61.0
190	2017/03/08	16:49:25	63.9
191	2017/03/08	16:49:26	64.4
192	2017/03/08	16:49:27	69.3
193	2017/03/08	16:49:28	71.0
194	2017/03/08	16:49:29	74.9
195	2017/03/08	16:49:30	77.4
196	2017/03/08	16:49:31	77.7
197	2017/03/08	16:49:32	80.9
198	2017/03/08	16:49:33	81.6
199	2017/03/08	16:49:34	75.4
200	2017/03/08	16:49:35	76.9
201	2017/03/08	16:49:36	73.5
202	2017/03/08	16:49:37	71.6
203	2017/03/08	16:49:38	73.3
204	2017/03/08	16:49:39	74.4
205	2017/03/08	16:49:40	73.9
206	2017/03/08	16:49:41	72.9
207	2017/03/08	16:49:42	73.5
208	2017/03/08	16:49:43	72.4
209	2017/03/08	16:49:44	69.8
210	2017/03/08	16:49:45	70.4
211	2017/03/08	16:49:46	70.3
212	2017/03/08	16:49:47	71.2
213	2017/03/08	16:49:48	70.6
214	2017/03/08	16:49:49	68.9
215	2017/03/08	16:49:50	70.7
216	2017/03/08	16:49:51	70.5
217	2017/03/08	16:49:52	69.7
218	2017/03/08	16:49:53	66.5
219	2017/03/08	16:49:54	63.5
220	2017/03/08	16:49:55	63.1
221	2017/03/08	16:49:56	61.9
222	2017/03/08	16:49:57	61.2
223	2017/03/08	16:49:58	59.8
224	2017/03/08	16:49:59	59.3
225	2017/03/08	16:50:00	60.7
226	2017/03/08	16:50:01	62.2
227	2017/03/08	16:50:02	67.6
228	2017/03/08	16:50:03	71.7
229	2017/03/08	16:50:04	68.2
230	2017/03/08	16:50:05	63.5
231	2017/03/08	16:50:06	59.3
232	2017/03/08	16:50:07	57.6
233	2017/03/08	16:50:08	61.3
234	2017/03/08	16:50:09	57.7
235	2017/03/08	16:50:10	58.5
236	2017/03/08	16:50:11	61.3
237	2017/03/08	16:50:12	62.1
238	2017/03/08	16:50:13	66.4
239	2017/03/08	16:50:14	70.2
240	2017/03/08	16:50:15	68.3
241	2017/03/08	16:50:16	70.4
242	2017/03/08	16:50:17	73.2
243	2017/03/08	16:50:18	72.2
244	2017/03/08	16:50:19	66.8
245	2017/03/08	16:50:20	61.3
246	2017/03/08	16:50:21	57.2
247	2017/03/08	16:50:22	56.7
248	2017/03/08	16:50:23	58.5
249	2017/03/08	16:50:24	61.5
250	2017/03/08	16:50:25	63.4
251	2017/03/08	16:50:26	69.6
252	2017/03/08	16:50:27	71.1
253	2017/03/08	16:50:28	68.6
254	2017/03/08	16:50:29	66.9
255	2017/03/08	16:50:30	65.9
256	2017/03/08	16:50:31	69.2
257	2017/03/08	16:50:32	69.5
258	2017/03/08	16:50:33	67.8
259	2017/03/08	16:50:34	66.6
260	2017/03/08	16:50:35	66.8
261	2017/03/08	16:50:36	66.7
262	2017/03/08	16:50:37	64.1
263	2017/03/08	16:50:38	63.6
264	2017/03/08	16:50:39	68.4
265	2017/03/08	16:50:40	68.2
266	2017/03/08	16:50:41	64.0
267	2017/03/08	16:50:42	60.0
268	2017/03/08	16:50:43	56.5
269	2017/03/08	16:50:44	55.4
270	2017/03/08	16:50:45	57.1
271	2017/03/08	16:50:46	58.5
272	2017/03/08	16:50:47	60.0
273	2017/03/08	16:50:48	60.7
274	2017/03/08	16:50:49	60.2
275	2017/03/08	16:50:50	62.0
276	2017/03/08	16:50:51	64.5
277	2017/03/08	16:50:52	65.3
278	2017/03/08	16:50:53	65.5
279	2017/03/08	16:50:54	64.6
280	2017/03/08	16:50:55	65.0
281	2017/03/08	16:50:56	67.4
282	2017/03/08	16:50:57	66.5
283	2017/03/08	16:50:58	66.3

284	2017/03/08	16:50:59	63.3
285	2017/03/08	16:51:00	63.1
286	2017/03/08	16:51:01	64.8
287	2017/03/08	16:51:02	62.5
288	2017/03/08	16:51:03	61.6
289	2017/03/08	16:51:04	61.3
290	2017/03/08	16:51:05	60.6
291	2017/03/08	16:51:06	59.0
292	2017/03/08	16:51:07	59.4
293	2017/03/08	16:51:08	59.2
294	2017/03/08	16:51:09	60.1
295	2017/03/08	16:51:10	60.6
296	2017/03/08	16:51:11	58.9
297	2017/03/08	16:51:12	59.2
298	2017/03/08	16:51:13	59.0
299	2017/03/08	16:51:14	58.4
300	2017/03/08	16:51:15	59.1
301	2017/03/08	16:51:16	58.0
302	2017/03/08	16:51:17	58.8
303	2017/03/08	16:51:18	58.2
304	2017/03/08	16:51:19	57.6
305	2017/03/08	16:51:20	57.3
306	2017/03/08	16:51:21	56.3
307	2017/03/08	16:51:22	57.3
308	2017/03/08	16:51:23	58.0
309	2017/03/08	16:51:24	57.9
310	2017/03/08	16:51:25	57.8
311	2017/03/08	16:51:26	59.7
312	2017/03/08	16:51:27	57.6
313	2017/03/08	16:51:28	58.5
314	2017/03/08	16:51:29	58.5
315	2017/03/08	16:51:30	57.6
316	2017/03/08	16:51:31	57.0
317	2017/03/08	16:51:32	58.1
318	2017/03/08	16:51:33	57.3
319	2017/03/08	16:51:34	57.7
320	2017/03/08	16:51:35	58.4
321	2017/03/08	16:51:36	58.5
322	2017/03/08	16:51:37	61.7
323	2017/03/08	16:51:38	59.3
324	2017/03/08	16:51:39	62.5
325	2017/03/08	16:51:40	59.2
326	2017/03/08	16:51:41	62.2
327	2017/03/08	16:51:42	62.2
328	2017/03/08	16:51:43	58.2
329	2017/03/08	16:51:44	57.8
330	2017/03/08	16:51:45	58.1
331	2017/03/08	16:51:46	60.2
332	2017/03/08	16:51:47	61.3
333	2017/03/08	16:51:48	61.8
334	2017/03/08	16:51:49	63.5
335	2017/03/08	16:51:50	63.5
336	2017/03/08	16:51:51	67.3
337	2017/03/08	16:51:52	63.9
338	2017/03/08	16:51:53	64.4
339	2017/03/08	16:51:54	65.1
340	2017/03/08	16:51:55	66.6
341	2017/03/08	16:51:56	69.1
342	2017/03/08	16:51:57	72.5
343	2017/03/08	16:51:58	70.4
344	2017/03/08	16:51:59	72.2
345	2017/03/08	16:52:00	73.5
346	2017/03/08	16:52:01	71.2
347	2017/03/08	16:52:02	72.0
348	2017/03/08	16:52:03	72.1
349	2017/03/08	16:52:04	73.9
350	2017/03/08	16:52:05	74.8
351	2017/03/08	16:52:06	75.5
352	2017/03/08	16:52:07	74.6
353	2017/03/08	16:52:08	69.8
354	2017/03/08	16:52:09	72.7
355	2017/03/08	16:52:10	72.5
356	2017/03/08	16:52:11	73.2
357	2017/03/08	16:52:12	73.2
358	2017/03/08	16:52:13	72.3
359	2017/03/08	16:52:14	71.5
360	2017/03/08	16:52:15	71.6
361	2017/03/08	16:52:16	70.1
362	2017/03/08	16:52:17	69.7
363	2017/03/08	16:52:18	71.5
364	2017/03/08	16:52:19	72.6
365	2017/03/08	16:52:20	71.9
366	2017/03/08	16:52:21	74.2
367	2017/03/08	16:52:22	72.1
368	2017/03/08	16:52:23	70.7
369	2017/03/08	16:52:24	73.2
370	2017/03/08	16:52:25	72.8
371	2017/03/08	16:52:26	71.0
372	2017/03/08	16:52:27	70.4
373	2017/03/08	16:52:28	71.6
374	2017/03/08	16:52:29	72.2
375	2017/03/08	16:52:30	70.8
376	2017/03/08	16:52:31	68.7
377	2017/03/08	16:52:32	69.1
378	2017/03/08	16:52:33	67.4
379	2017/03/08	16:52:34	67.6
380	2017/03/08	16:52:35	66.6
381	2017/03/08	16:52:36	63.7
382	2017/03/08	16:52:37	61.7

383	2017/03/08	16:52:38	61.2
384	2017/03/08	16:52:39	62.1
385	2017/03/08	16:52:40	63.7
386	2017/03/08	16:52:41	65.0
387	2017/03/08	16:52:42	65.9
388	2017/03/08	16:52:43	65.6
389	2017/03/08	16:52:44	65.4
390	2017/03/08	16:52:45	65.3
391	2017/03/08	16:52:46	66.9
392	2017/03/08	16:52:47	68.9
393	2017/03/08	16:52:48	67.1
394	2017/03/08	16:52:49	64.1
395	2017/03/08	16:52:50	63.8
396	2017/03/08	16:52:51	66.0
397	2017/03/08	16:52:52	69.9
398	2017/03/08	16:52:53	67.4
399	2017/03/08	16:52:54	64.8
400	2017/03/08	16:52:55	66.9
401	2017/03/08	16:52:56	66.2
402	2017/03/08	16:52:57	66.9
403	2017/03/08	16:52:58	68.3
404	2017/03/08	16:52:59	68.0
405	2017/03/08	16:53:00	67.0
406	2017/03/08	16:53:01	65.2
407	2017/03/08	16:53:02	64.9
408	2017/03/08	16:53:03	65.8
409	2017/03/08	16:53:04	66.6
410	2017/03/08	16:53:05	67.8
411	2017/03/08	16:53:06	71.0
412	2017/03/08	16:53:07	65.4
413	2017/03/08	16:53:08	63.2
414	2017/03/08	16:53:09	61.0
415	2017/03/08	16:53:10	60.5
416	2017/03/08	16:53:11	60.0
417	2017/03/08	16:53:12	61.4
418	2017/03/08	16:53:13	63.9
419	2017/03/08	16:53:14	66.7
420	2017/03/08	16:53:15	71.4
421	2017/03/08	16:53:16	68.1
422	2017/03/08	16:53:17	65.0
423	2017/03/08	16:53:18	61.2
424	2017/03/08	16:53:19	60.2
425	2017/03/08	16:53:20	61.1
426	2017/03/08	16:53:21	60.4
427	2017/03/08	16:53:22	58.7
428	2017/03/08	16:53:23	58.8
429	2017/03/08	16:53:24	57.6
430	2017/03/08	16:53:25	57.9
431	2017/03/08	16:53:26	59.3
432	2017/03/08	16:53:27	61.2
433	2017/03/08	16:53:28	64.6
434	2017/03/08	16:53:29	71.0
435	2017/03/08	16:53:30	71.6
436	2017/03/08	16:53:31	66.3
437	2017/03/08	16:53:32	65.8
438	2017/03/08	16:53:33	69.8
439	2017/03/08	16:53:34	72.0
440	2017/03/08	16:53:35	66.2
441	2017/03/08	16:53:36	64.4
442	2017/03/08	16:53:37	63.4
443	2017/03/08	16:53:38	60.5
444	2017/03/08	16:53:39	60.2
445	2017/03/08	16:53:40	57.7
446	2017/03/08	16:53:41	58.1
447	2017/03/08	16:53:42	60.1
448	2017/03/08	16:53:43	56.2
449	2017/03/08	16:53:44	57.5
450	2017/03/08	16:53:45	57.6
451	2017/03/08	16:53:46	58.7
452	2017/03/08	16:53:47	56.7
453	2017/03/08	16:53:48	56.1
454	2017/03/08	16:53:49	55.9
455	2017/03/08	16:53:50	57.9
456	2017/03/08	16:53:51	61.2
457	2017/03/08	16:53:52	59.8
458	2017/03/08	16:53:53	61.0
459	2017/03/08	16:53:54	61.4
460	2017/03/08	16:53:55	61.2
461	2017/03/08	16:53:56	56.1
462	2017/03/08	16:53:57	55.6
463	2017/03/08	16:53:58	55.6
464	2017/03/08	16:53:59	56.0
465	2017/03/08	16:54:00	55.9
466	2017/03/08	16:54:01	57.3
467	2017/03/08	16:54:02	57.9
468	2017/03/08	16:54:03	57.8
469	2017/03/08	16:54:04	61.2
470	2017/03/08	16:54:05	66.4
471	2017/03/08	16:54:06	70.4
472	2017/03/08	16:54:07	76.9
473	2017/03/08	16:54:08	79.7
474	2017/03/08	16:54:09	73.7
475	2017/03/08	16:54:10	72.0
476	2017/03/08	16:54:11	72.6
477	2017/03/08	16:54:12	72.9
478	2017/03/08	16:54:13	73.6
479	2017/03/08	16:54:14	73.8
480	2017/03/08	16:54:15	72.7
481	2017/03/08	16:54:16	71.8



482	2017/03/08	16: 54: 17	70. 2
483	2017/03/08	16: 54: 18	69. 8
484	2017/03/08	16: 54: 19	73. 3
485	2017/03/08	16: 54: 20	70. 1
486	2017/03/08	16: 54: 21	68. 7
487	2017/03/08	16: 54: 22	70. 5
488	2017/03/08	16: 54: 23	71. 0
489	2017/03/08	16: 54: 24	71. 9
490	2017/03/08	16: 54: 25	74. 6
491	2017/03/08	16: 54: 26	72. 0
492	2017/03/08	16: 54: 27	70. 4
493	2017/03/08	16: 54: 28	70. 1
494	2017/03/08	16: 54: 29	70. 2
495	2017/03/08	16: 54: 30	71. 0
496	2017/03/08	16: 54: 31	70. 5
497	2017/03/08	16: 54: 32	69. 6
498	2017/03/08	16: 54: 33	69. 0
499	2017/03/08	16: 54: 34	68. 5
500	2017/03/08	16: 54: 35	67. 1
501	2017/03/08	16: 54: 36	69. 2
502	2017/03/08	16: 54: 37	69. 2
503	2017/03/08	16: 54: 38	68. 6
504	2017/03/08	16: 54: 39	66. 8
505	2017/03/08	16: 54: 40	65. 8
506	2017/03/08	16: 54: 41	63. 0
507	2017/03/08	16: 54: 42	61. 4
508	2017/03/08	16: 54: 43	61. 1
509	2017/03/08	16: 54: 44	61. 6
510	2017/03/08	16: 54: 45	60. 8
511	2017/03/08	16: 54: 46	63. 0
512	2017/03/08	16: 54: 47	64. 9
513	2017/03/08	16: 54: 48	68. 1
514	2017/03/08	16: 54: 49	64. 1
515	2017/03/08	16: 54: 50	61. 3
516	2017/03/08	16: 54: 51	60. 7
517	2017/03/08	16: 54: 52	60. 9
518	2017/03/08	16: 54: 53	61. 4
519	2017/03/08	16: 54: 54	62. 9
520	2017/03/08	16: 54: 55	62. 8
521	2017/03/08	16: 54: 56	61. 7
522	2017/03/08	16: 54: 57	62. 4
523	2017/03/08	16: 54: 58	63. 4
524	2017/03/08	16: 54: 59	63. 9
525	2017/03/08	16: 55: 00	63. 4
526	2017/03/08	16: 55: 01	60. 7
527	2017/03/08	16: 55: 02	59. 5
528	2017/03/08	16: 55: 03	61. 3
529	2017/03/08	16: 55: 04	62. 3
530	2017/03/08	16: 55: 05	63. 0
531	2017/03/08	16: 55: 06	64. 7
532	2017/03/08	16: 55: 07	64. 1
533	2017/03/08	16: 55: 08	66. 8
534	2017/03/08	16: 55: 09	70. 8
535	2017/03/08	16: 55: 10	67. 9
536	2017/03/08	16: 55: 11	66. 3
537	2017/03/08	16: 55: 12	67. 6
538	2017/03/08	16: 55: 13	68. 0
539	2017/03/08	16: 55: 14	64. 5
540	2017/03/08	16: 55: 15	63. 9
541	2017/03/08	16: 55: 16	62. 7
542	2017/03/08	16: 55: 17	63. 2
543	2017/03/08	16: 55: 18	62. 9
544	2017/03/08	16: 55: 19	63. 1
545	2017/03/08	16: 55: 20	64. 9
546	2017/03/08	16: 55: 21	68. 4
547	2017/03/08	16: 55: 22	72. 9
548	2017/03/08	16: 55: 23	72. 8
549	2017/03/08	16: 55: 24	68. 8
550	2017/03/08	16: 55: 25	65. 1
551	2017/03/08	16: 55: 26	63. 7
552	2017/03/08	16: 55: 27	65. 1
553	2017/03/08	16: 55: 28	67. 1
554	2017/03/08	16: 55: 29	66. 5
555	2017/03/08	16: 55: 30	65. 8
556	2017/03/08	16: 55: 31	65. 1
557	2017/03/08	16: 55: 32	65. 2
558	2017/03/08	16: 55: 33	63. 9
559	2017/03/08	16: 55: 34	64. 6
560	2017/03/08	16: 55: 35	68. 5
561	2017/03/08	16: 55: 36	68. 8
562	2017/03/08	16: 55: 37	68. 9
563	2017/03/08	16: 55: 38	68. 7
564	2017/03/08	16: 55: 39	68. 9
565	2017/03/08	16: 55: 40	71. 0
566	2017/03/08	16: 55: 41	73. 3
567	2017/03/08	16: 55: 42	80. 8
568	2017/03/08	16: 55: 43	83. 6
569	2017/03/08	16: 55: 44	80. 0
570	2017/03/08	16: 55: 45	76. 0
571	2017/03/08	16: 55: 46	72. 6
572	2017/03/08	16: 55: 47	68. 6
573	2017/03/08	16: 55: 48	63. 3
574	2017/03/08	16: 55: 49	63. 2
575	2017/03/08	16: 55: 50	63. 4
576	2017/03/08	16: 55: 51	63. 8
577	2017/03/08	16: 55: 52	63. 0
578	2017/03/08	16: 55: 53	61. 9
579	2017/03/08	16: 55: 54	61. 8
580	2017/03/08	16: 55: 55	61. 6

581	2017/03/08	16:55:56	61.4
582	2017/03/08	16:55:57	60.0
583	2017/03/08	16:55:58	60.5
584	2017/03/08	16:55:59	60.4
585	2017/03/08	16:56:00	60.5
586	2017/03/08	16:56:01	60.3
587	2017/03/08	16:56:02	61.1
588	2017/03/08	16:56:03	61.6
589	2017/03/08	16:56:04	61.2
590	2017/03/08	16:56:05	61.0
591	2017/03/08	16:56:06	61.4
592	2017/03/08	16:56:07	60.7
593	2017/03/08	16:56:08	60.9
594	2017/03/08	16:56:09	60.4
595	2017/03/08	16:56:10	64.0
596	2017/03/08	16:56:11	60.9
597	2017/03/08	16:56:12	61.5
598	2017/03/08	16:56:13	61.8
599	2017/03/08	16:56:14	60.9
600	2017/03/08	16:56:15	62.3
601	2017/03/08	16:56:16	61.4
602	2017/03/08	16:56:17	61.5
603	2017/03/08	16:56:18	61.0
604	2017/03/08	16:56:19	60.9
605	2017/03/08	16:56:20	61.4
606	2017/03/08	16:56:21	61.6
607	2017/03/08	16:56:22	62.2
608	2017/03/08	16:56:23	62.9
609	2017/03/08	16:56:24	64.5
610	2017/03/08	16:56:25	67.0
611	2017/03/08	16:56:26	74.7
612	2017/03/08	16:56:27	75.0
613	2017/03/08	16:56:28	77.9
614	2017/03/08	16:56:29	76.5
615	2017/03/08	16:56:30	77.5
616	2017/03/08	16:56:31	78.9
617	2017/03/08	16:56:32	75.7
618	2017/03/08	16:56:33	76.1
619	2017/03/08	16:56:34	76.2
620	2017/03/08	16:56:35	75.0
621	2017/03/08	16:56:36	73.8
622	2017/03/08	16:56:37	73.8
623	2017/03/08	16:56:38	74.1
624	2017/03/08	16:56:39	75.6
625	2017/03/08	16:56:40	72.8
626	2017/03/08	16:56:41	71.4
627	2017/03/08	16:56:42	72.4
628	2017/03/08	16:56:43	70.1
629	2017/03/08	16:56:44	72.3
630	2017/03/08	16:56:45	70.6
631	2017/03/08	16:56:46	71.2
632	2017/03/08	16:56:47	72.3
633	2017/03/08	16:56:48	72.8
634	2017/03/08	16:56:49	71.7
635	2017/03/08	16:56:50	70.5
636	2017/03/08	16:56:51	72.7
637	2017/03/08	16:56:52	71.7
638	2017/03/08	16:56:53	71.2
639	2017/03/08	16:56:54	72.3
640	2017/03/08	16:56:55	68.9
641	2017/03/08	16:56:56	69.0
642	2017/03/08	16:56:57	69.2
643	2017/03/08	16:56:58	70.2
644	2017/03/08	16:56:59	68.0
645	2017/03/08	16:57:00	65.8
646	2017/03/08	16:57:01	66.8
647	2017/03/08	16:57:02	67.9
648	2017/03/08	16:57:03	68.5
649	2017/03/08	16:57:04	68.1
650	2017/03/08	16:57:05	68.2
651	2017/03/08	16:57:06	69.7
652	2017/03/08	16:57:07	72.1
653	2017/03/08	16:57:08	71.2
654	2017/03/08	16:57:09	69.9
655	2017/03/08	16:57:10	71.4
656	2017/03/08	16:57:11	69.5
657	2017/03/08	16:57:12	66.7
658	2017/03/08	16:57:13	67.1
659	2017/03/08	16:57:14	63.7
660	2017/03/08	16:57:15	61.4
661	2017/03/08	16:57:16	61.1
662	2017/03/08	16:57:17	60.7
663	2017/03/08	16:57:18	60.7
664	2017/03/08	16:57:19	61.0
665	2017/03/08	16:57:20	59.9
666	2017/03/08	16:57:21	60.0
667	2017/03/08	16:57:22	59.0
668	2017/03/08	16:57:23	59.1
669	2017/03/08	16:57:24	59.9
670	2017/03/08	16:57:25	65.0
671	2017/03/08	16:57:26	63.5
672	2017/03/08	16:57:27	65.7
673	2017/03/08	16:57:28	68.2
674	2017/03/08	16:57:29	70.9
675	2017/03/08	16:57:30	67.4
676	2017/03/08	16:57:31	64.9
677	2017/03/08	16:57:32	63.4
678	2017/03/08	16:57:33	65.3
679	2017/03/08	16:57:34	69.7

680	2017/03/08	16:57:35	70.0
681	2017/03/08	16:57:36	69.0
682	2017/03/08	16:57:37	72.9
683	2017/03/08	16:57:38	68.9
684	2017/03/08	16:57:39	67.4
685	2017/03/08	16:57:40	69.1
686	2017/03/08	16:57:41	68.6
687	2017/03/08	16:57:42	66.9
688	2017/03/08	16:57:43	63.9
689	2017/03/08	16:57:44	61.2
690	2017/03/08	16:57:45	60.1
691	2017/03/08	16:57:46	59.0
692	2017/03/08	16:57:47	58.9
693	2017/03/08	16:57:48	59.6
694	2017/03/08	16:57:49	60.1
695	2017/03/08	16:57:50	62.3
696	2017/03/08	16:57:51	59.9
697	2017/03/08	16:57:52	57.6
698	2017/03/08	16:57:53	57.7
699	2017/03/08	16:57:54	57.4
700	2017/03/08	16:57:55	59.3
701	2017/03/08	16:57:56	58.0
702	2017/03/08	16:57:57	60.4
703	2017/03/08	16:57:58	64.0
704	2017/03/08	16:57:59	67.0
705	2017/03/08	16:58:00	65.6
706	2017/03/08	16:58:01	63.2
707	2017/03/08	16:58:02	61.1
708	2017/03/08	16:58:03	59.3
709	2017/03/08	16:58:04	60.1
710	2017/03/08	16:58:05	59.8
711	2017/03/08	16:58:06	60.1
712	2017/03/08	16:58:07	61.9
713	2017/03/08	16:58:08	63.7
714	2017/03/08	16:58:09	64.8
715	2017/03/08	16:58:10	64.6
716	2017/03/08	16:58:11	61.1
717	2017/03/08	16:58:12	59.5
718	2017/03/08	16:58:13	58.4
719	2017/03/08	16:58:14	57.8
720	2017/03/08	16:58:15	57.8
721	2017/03/08	16:58:16	58.0
722	2017/03/08	16:58:17	60.3
723	2017/03/08	16:58:18	57.6
724	2017/03/08	16:58:19	57.6
725	2017/03/08	16:58:20	57.5
726	2017/03/08	16:58:21	57.2
727	2017/03/08	16:58:22	56.3
728	2017/03/08	16:58:23	55.8
729	2017/03/08	16:58:24	55.9
730	2017/03/08	16:58:25	55.9
731	2017/03/08	16:58:26	55.3
732	2017/03/08	16:58:27	55.1
733	2017/03/08	16:58:28	55.4
734	2017/03/08	16:58:29	55.2
735	2017/03/08	16:58:30	55.4
736	2017/03/08	16:58:31	55.0
737	2017/03/08	16:58:32	56.1
738	2017/03/08	16:58:33	56.9
739	2017/03/08	16:58:34	56.7
740	2017/03/08	16:58:35	57.3
741	2017/03/08	16:58:36	58.8
742	2017/03/08	16:58:37	56.9
743	2017/03/08	16:58:38	56.9
744	2017/03/08	16:58:39	58.0
745	2017/03/08	16:58:40	60.2
746	2017/03/08	16:58:41	59.9
747	2017/03/08	16:58:42	59.3
748	2017/03/08	16:58:43	62.6
749	2017/03/08	16:58:44	64.7
750	2017/03/08	16:58:45	66.7
751	2017/03/08	16:58:46	71.5
752	2017/03/08	16:58:47	72.9
753	2017/03/08	16:58:48	73.2
754	2017/03/08	16:58:49	75.4
755	2017/03/08	16:58:50	73.4
756	2017/03/08	16:58:51	73.5
757	2017/03/08	16:58:52	72.6
758	2017/03/08	16:58:53	75.0
759	2017/03/08	16:58:54	72.8
760	2017/03/08	16:58:55	73.7
761	2017/03/08	16:58:56	74.0
762	2017/03/08	16:58:57	74.6
763	2017/03/08	16:58:58	73.9
764	2017/03/08	16:58:59	73.2
765	2017/03/08	16:59:00	74.2
766	2017/03/08	16:59:01	72.8
767	2017/03/08	16:59:02	75.1
768	2017/03/08	16:59:03	69.6
769	2017/03/08	16:59:04	69.2
770	2017/03/08	16:59:05	72.0
771	2017/03/08	16:59:06	73.5
772	2017/03/08	16:59:07	69.5
773	2017/03/08	16:59:08	66.5
774	2017/03/08	16:59:09	64.9
775	2017/03/08	16:59:10	63.6
776	2017/03/08	16:59:11	63.9
777	2017/03/08	16:59:12	63.1
778	2017/03/08	16:59:13	63.4

779	2017/03/08	16:59:14	63.3
780	2017/03/08	16:59:15	62.8
781	2017/03/08	16:59:16	63.4
782	2017/03/08	16:59:17	64.8
783	2017/03/08	16:59:18	68.2
784	2017/03/08	16:59:19	75.1
785	2017/03/08	16:59:20	69.1
786	2017/03/08	16:59:21	66.2
787	2017/03/08	16:59:22	64.5
788	2017/03/08	16:59:23	63.9
789	2017/03/08	16:59:24	62.9
790	2017/03/08	16:59:25	63.3
791	2017/03/08	16:59:26	62.4
792	2017/03/08	16:59:27	62.7
793	2017/03/08	16:59:28	63.0
794	2017/03/08	16:59:29	62.8
795	2017/03/08	16:59:30	63.8
796	2017/03/08	16:59:31	66.4
797	2017/03/08	16:59:32	67.9
798	2017/03/08	16:59:33	68.0
799	2017/03/08	16:59:34	69.7
800	2017/03/08	16:59:35	75.3
801	2017/03/08	16:59:36	71.8
802	2017/03/08	16:59:37	69.4
803	2017/03/08	16:59:38	73.3
804	2017/03/08	16:59:39	72.2
805	2017/03/08	16:59:40	69.8
806	2017/03/08	16:59:41	72.9
807	2017/03/08	16:59:42	78.6
808	2017/03/08	16:59:43	81.2
809	2017/03/08	16:59:44	73.6
810	2017/03/08	16:59:45	69.4
811	2017/03/08	16:59:46	64.9
812	2017/03/08	16:59:47	62.5
813	2017/03/08	16:59:48	60.6
814	2017/03/08	16:59:49	59.2
815	2017/03/08	16:59:50	59.8
816	2017/03/08	16:59:51	59.9
817	2017/03/08	16:59:52	59.6
818	2017/03/08	16:59:53	60.4
819	2017/03/08	16:59:54	62.0
820	2017/03/08	16:59:55	65.0
821	2017/03/08	16:59:56	66.6
822	2017/03/08	16:59:57	64.6
823	2017/03/08	16:59:58	62.8
824	2017/03/08	16:59:59	61.1
825	2017/03/08	17:00:00	59.6
826	2017/03/08	17:00:01	59.1
827	2017/03/08	17:00:02	60.6
828	2017/03/08	17:00:03	58.9
829	2017/03/08	17:00:04	58.9
830	2017/03/08	17:00:05	59.0
831	2017/03/08	17:00:06	59.2
832	2017/03/08	17:00:07	60.0
833	2017/03/08	17:00:08	62.9
834	2017/03/08	17:00:09	65.0
835	2017/03/08	17:00:10	65.3
836	2017/03/08	17:00:11	62.1
837	2017/03/08	17:00:12	59.8
838	2017/03/08	17:00:13	58.7
839	2017/03/08	17:00:14	57.4
840	2017/03/08	17:00:15	57.9
841	2017/03/08	17:00:16	64.4
842	2017/03/08	17:00:17	59.2
843	2017/03/08	17:00:18	56.7
844	2017/03/08	17:00:19	55.7
845	2017/03/08	17:00:20	60.2
846	2017/03/08	17:00:21	55.5
847	2017/03/08	17:00:22	53.8
848	2017/03/08	17:00:23	54.7
849	2017/03/08	17:00:24	58.9
850	2017/03/08	17:00:25	56.4
851	2017/03/08	17:00:26	57.0
852	2017/03/08	17:00:27	64.5
853	2017/03/08	17:00:28	57.2
854	2017/03/08	17:00:29	55.1
855	2017/03/08	17:00:30	54.3
856	2017/03/08	17:00:31	55.2
857	2017/03/08	17:00:32	54.4
858	2017/03/08	17:00:33	54.5
859	2017/03/08	17:00:34	54.5
860	2017/03/08	17:00:35	54.2
861	2017/03/08	17:00:36	54.4
862	2017/03/08	17:00:37	56.3
863	2017/03/08	17:00:38	61.0
864	2017/03/08	17:00:39	63.1
865	2017/03/08	17:00:40	63.1
866	2017/03/08	17:00:41	62.8
867	2017/03/08	17:00:42	62.3
868	2017/03/08	17:00:43	61.6
869	2017/03/08	17:00:44	61.8
870	2017/03/08	17:00:45	64.4
871	2017/03/08	17:00:46	61.6
872	2017/03/08	17:00:47	59.5
873	2017/03/08	17:00:48	59.3
874	2017/03/08	17:00:49	62.1
875	2017/03/08	17:00:50	67.3
876	2017/03/08	17:00:51	73.7
877	2017/03/08	17:00:52	71.9

878	2017/03/08	17:00:53	71.8
879	2017/03/08	17:00:54	71.6
880	2017/03/08	17:00:55	73.2
881	2017/03/08	17:00:56	74.5
882	2017/03/08	17:00:57	70.8
883	2017/03/08	17:00:58	72.0
884	2017/03/08	17:00:59	72.9
885	2017/03/08	17:01:00	72.4
886	2017/03/08	17:01:01	73.2
887	2017/03/08	17:01:02	72.6
888	2017/03/08	17:01:03	73.7
889	2017/03/08	17:01:04	72.0
890	2017/03/08	17:01:05	72.0
891	2017/03/08	17:01:06	71.4
892	2017/03/08	17:01:07	73.1
893	2017/03/08	17:01:08	71.0
894	2017/03/08	17:01:09	70.0
895	2017/03/08	17:01:10	72.5
896	2017/03/08	17:01:11	69.9
897	2017/03/08	17:01:12	69.5
898	2017/03/08	17:01:13	71.1
899	2017/03/08	17:01:14	72.1
900	2017/03/08	17:01:15	73.4

Freq Weight : A  
Time Weight : FAST  
Level Range : 40-100  
Max dB : 80.0 - 2017/03/08 17: 28: 01  
Level Range : 40-100  
SEL : 96.3  
Leq : 66.8

## Measurement Location 2

No. s	Date Time	(dB)
1	2017/03/08 17: 26: 55	62.7
2	2017/03/08 17: 26: 56	64.6
3	2017/03/08 17: 26: 57	64.0
4	2017/03/08 17: 26: 58	65.5
5	2017/03/08 17: 26: 59	64.3
6	2017/03/08 17: 27: 00	64.2
7	2017/03/08 17: 27: 01	65.3
8	2017/03/08 17: 27: 02	65.6
9	2017/03/08 17: 27: 03	67.5
10	2017/03/08 17: 27: 04	69.3
11	2017/03/08 17: 27: 05	69.2
12	2017/03/08 17: 27: 06	66.4
13	2017/03/08 17: 27: 07	65.4
14	2017/03/08 17: 27: 08	64.6
15	2017/03/08 17: 27: 09	60.5
16	2017/03/08 17: 27: 10	60.0
17	2017/03/08 17: 27: 11	59.3
18	2017/03/08 17: 27: 12	60.4
19	2017/03/08 17: 27: 13	61.3
20	2017/03/08 17: 27: 14	61.5
21	2017/03/08 17: 27: 15	61.5
22	2017/03/08 17: 27: 16	63.4
23	2017/03/08 17: 27: 17	64.3
24	2017/03/08 17: 27: 18	66.5
25	2017/03/08 17: 27: 19	66.3
26	2017/03/08 17: 27: 20	64.2
27	2017/03/08 17: 27: 21	61.2
28	2017/03/08 17: 27: 22	59.9
29	2017/03/08 17: 27: 23	61.1
30	2017/03/08 17: 27: 24	64.6
31	2017/03/08 17: 27: 25	67.3
32	2017/03/08 17: 27: 26	70.6
33	2017/03/08 17: 27: 27	69.0
34	2017/03/08 17: 27: 28	67.0
35	2017/03/08 17: 27: 29	64.4
36	2017/03/08 17: 27: 30	63.4
37	2017/03/08 17: 27: 31	64.6
38	2017/03/08 17: 27: 32	64.1
39	2017/03/08 17: 27: 33	64.8
40	2017/03/08 17: 27: 34	64.1
41	2017/03/08 17: 27: 35	63.8
42	2017/03/08 17: 27: 36	63.0
43	2017/03/08 17: 27: 37	63.0
44	2017/03/08 17: 27: 38	63.3
45	2017/03/08 17: 27: 39	62.2
46	2017/03/08 17: 27: 40	61.1
47	2017/03/08 17: 27: 41	61.5
48	2017/03/08 17: 27: 42	62.5
49	2017/03/08 17: 27: 43	66.7
50	2017/03/08 17: 27: 44	68.5
51	2017/03/08 17: 27: 45	65.3
52	2017/03/08 17: 27: 46	61.6
53	2017/03/08 17: 27: 47	60.7
54	2017/03/08 17: 27: 48	60.3
55	2017/03/08 17: 27: 49	62.3
56	2017/03/08 17: 27: 50	62.4
57	2017/03/08 17: 27: 51	63.2
58	2017/03/08 17: 27: 52	66.3
59	2017/03/08 17: 27: 53	64.5
60	2017/03/08 17: 27: 54	66.2
61	2017/03/08 17: 27: 55	71.3
62	2017/03/08 17: 27: 56	71.1
63	2017/03/08 17: 27: 57	72.0
64	2017/03/08 17: 27: 58	74.7
65	2017/03/08 17: 27: 59	75.9
66	2017/03/08 17: 28: 00	76.3
67	2017/03/08 17: 28: 01	80.0
68	2017/03/08 17: 28: 02	71.5
69	2017/03/08 17: 28: 03	67.0
70	2017/03/08 17: 28: 04	65.5
71	2017/03/08 17: 28: 05	63.6
72	2017/03/08 17: 28: 06	62.5
73	2017/03/08 17: 28: 07	60.7
74	2017/03/08 17: 28: 08	60.1
75	2017/03/08 17: 28: 09	60.0
76	2017/03/08 17: 28: 10	60.8
77	2017/03/08 17: 28: 11	60.9
78	2017/03/08 17: 28: 12	61.7
79	2017/03/08 17: 28: 13	64.0
80	2017/03/08 17: 28: 14	67.0
81	2017/03/08 17: 28: 15	67.1
82	2017/03/08 17: 28: 16	67.0
83	2017/03/08 17: 28: 17	68.2
84	2017/03/08 17: 28: 18	70.0
85	2017/03/08 17: 28: 19	68.5

86	2017/03/08	17:28:20	66.8
87	2017/03/08	17:28:21	65.8
88	2017/03/08	17:28:22	65.2
89	2017/03/08	17:28:23	65.7
90	2017/03/08	17:28:24	65.1
91	2017/03/08	17:28:25	65.7
92	2017/03/08	17:28:26	65.8
93	2017/03/08	17:28:27	66.0
94	2017/03/08	17:28:28	66.3
95	2017/03/08	17:28:29	66.2
96	2017/03/08	17:28:30	66.9
97	2017/03/08	17:28:31	66.3
98	2017/03/08	17:28:32	67.2
99	2017/03/08	17:28:33	68.0
100	2017/03/08	17:28:34	67.7
101	2017/03/08	17:28:35	67.1
102	2017/03/08	17:28:36	66.8
103	2017/03/08	17:28:37	65.3
104	2017/03/08	17:28:38	60.7
105	2017/03/08	17:28:39	59.3
106	2017/03/08	17:28:40	58.7
107	2017/03/08	17:28:41	58.4
108	2017/03/08	17:28:42	59.0
109	2017/03/08	17:28:43	59.1
110	2017/03/08	17:28:44	59.1
111	2017/03/08	17:28:45	59.6
112	2017/03/08	17:28:46	61.3
113	2017/03/08	17:28:47	63.4
114	2017/03/08	17:28:48	65.6
115	2017/03/08	17:28:49	65.2
116	2017/03/08	17:28:50	65.3
117	2017/03/08	17:28:51	65.7
118	2017/03/08	17:28:52	66.7
119	2017/03/08	17:28:53	67.3
120	2017/03/08	17:28:54	65.2
121	2017/03/08	17:28:55	65.5
122	2017/03/08	17:28:56	65.3
123	2017/03/08	17:28:57	63.4
124	2017/03/08	17:28:58	62.6
125	2017/03/08	17:28:59	61.0
126	2017/03/08	17:29:00	60.2
127	2017/03/08	17:29:01	59.8
128	2017/03/08	17:29:02	62.8
129	2017/03/08	17:29:03	63.7
130	2017/03/08	17:29:04	63.9
131	2017/03/08	17:29:05	63.5
132	2017/03/08	17:29:06	64.5
133	2017/03/08	17:29:07	66.4
134	2017/03/08	17:29:08	68.8
135	2017/03/08	17:29:09	69.8
136	2017/03/08	17:29:10	69.3
137	2017/03/08	17:29:11	69.5
138	2017/03/08	17:29:12	67.9
139	2017/03/08	17:29:13	67.5
140	2017/03/08	17:29:14	67.8
141	2017/03/08	17:29:15	66.2
142	2017/03/08	17:29:16	64.9
143	2017/03/08	17:29:17	62.4
144	2017/03/08	17:29:18	61.2
145	2017/03/08	17:29:19	61.4
146	2017/03/08	17:29:20	61.2
147	2017/03/08	17:29:21	59.4
148	2017/03/08	17:29:22	58.8
149	2017/03/08	17:29:23	58.6
150	2017/03/08	17:29:24	58.3
151	2017/03/08	17:29:25	57.9
152	2017/03/08	17:29:26	58.9
153	2017/03/08	17:29:27	58.2
154	2017/03/08	17:29:28	58.8
155	2017/03/08	17:29:29	57.8
156	2017/03/08	17:29:30	57.8
157	2017/03/08	17:29:31	58.8
158	2017/03/08	17:29:32	57.5
159	2017/03/08	17:29:33	58.7
160	2017/03/08	17:29:34	59.0
161	2017/03/08	17:29:35	59.1
162	2017/03/08	17:29:36	58.7
163	2017/03/08	17:29:37	59.8
164	2017/03/08	17:29:38	60.9
165	2017/03/08	17:29:39	59.6
166	2017/03/08	17:29:40	61.4
167	2017/03/08	17:29:41	61.4
168	2017/03/08	17:29:42	61.4
169	2017/03/08	17:29:43	61.9
170	2017/03/08	17:29:44	61.4
171	2017/03/08	17:29:45	62.0
172	2017/03/08	17:29:46	60.5
173	2017/03/08	17:29:47	60.4
174	2017/03/08	17:29:48	59.6
175	2017/03/08	17:29:49	59.2
176	2017/03/08	17:29:50	58.1
177	2017/03/08	17:29:51	59.5
178	2017/03/08	17:29:52	58.9
179	2017/03/08	17:29:53	58.5
180	2017/03/08	17:29:54	58.2
181	2017/03/08	17:29:55	58.3
182	2017/03/08	17:29:56	60.4
183	2017/03/08	17:29:57	59.5
184	2017/03/08	17:29:58	62.8

185	2017/03/08	17: 29: 59	63. 7
186	2017/03/08	17: 30: 00	64. 9
187	2017/03/08	17: 30: 01	65. 4
188	2017/03/08	17: 30: 02	66. 4
189	2017/03/08	17: 30: 03	66. 6
190	2017/03/08	17: 30: 04	65. 3
191	2017/03/08	17: 30: 05	63. 2
192	2017/03/08	17: 30: 06	60. 6
193	2017/03/08	17: 30: 07	60. 2
194	2017/03/08	17: 30: 08	62. 9
195	2017/03/08	17: 30: 09	64. 3
196	2017/03/08	17: 30: 10	63. 5
197	2017/03/08	17: 30: 11	62. 0
198	2017/03/08	17: 30: 12	58. 5
199	2017/03/08	17: 30: 13	58. 3
200	2017/03/08	17: 30: 14	58. 9
201	2017/03/08	17: 30: 15	61. 5
202	2017/03/08	17: 30: 16	65. 5
203	2017/03/08	17: 30: 17	68. 0
204	2017/03/08	17: 30: 18	70. 6
205	2017/03/08	17: 30: 19	65. 7
206	2017/03/08	17: 30: 20	68. 0
207	2017/03/08	17: 30: 21	65. 3
208	2017/03/08	17: 30: 22	64. 2
209	2017/03/08	17: 30: 23	63. 1
210	2017/03/08	17: 30: 24	65. 9
211	2017/03/08	17: 30: 25	66. 3
212	2017/03/08	17: 30: 26	66. 5
213	2017/03/08	17: 30: 27	65. 3
214	2017/03/08	17: 30: 28	64. 6
215	2017/03/08	17: 30: 29	67. 0
216	2017/03/08	17: 30: 30	68. 8
217	2017/03/08	17: 30: 31	69. 5
218	2017/03/08	17: 30: 32	63. 7
219	2017/03/08	17: 30: 33	61. 2
220	2017/03/08	17: 30: 34	60. 6
221	2017/03/08	17: 30: 35	61. 5
222	2017/03/08	17: 30: 36	63. 1
223	2017/03/08	17: 30: 37	65. 4
224	2017/03/08	17: 30: 38	63. 2
225	2017/03/08	17: 30: 39	61. 9
226	2017/03/08	17: 30: 40	58. 9
227	2017/03/08	17: 30: 41	58. 5
228	2017/03/08	17: 30: 42	59. 1
229	2017/03/08	17: 30: 43	58. 8
230	2017/03/08	17: 30: 44	59. 6
231	2017/03/08	17: 30: 45	59. 9
232	2017/03/08	17: 30: 46	61. 4
233	2017/03/08	17: 30: 47	63. 4
234	2017/03/08	17: 30: 48	65. 6
235	2017/03/08	17: 30: 49	66. 6
236	2017/03/08	17: 30: 50	66. 7
237	2017/03/08	17: 30: 51	66. 1
238	2017/03/08	17: 30: 52	66. 6
239	2017/03/08	17: 30: 53	66. 0
240	2017/03/08	17: 30: 54	64. 0
241	2017/03/08	17: 30: 55	61. 7
242	2017/03/08	17: 30: 56	62. 5
243	2017/03/08	17: 30: 57	62. 8
244	2017/03/08	17: 30: 58	62. 9
245	2017/03/08	17: 30: 59	62. 4
246	2017/03/08	17: 31: 00	61. 8
247	2017/03/08	17: 31: 01	61. 4
248	2017/03/08	17: 31: 02	62. 7
249	2017/03/08	17: 31: 03	66. 3
250	2017/03/08	17: 31: 04	68. 3
251	2017/03/08	17: 31: 05	70. 1
252	2017/03/08	17: 31: 06	69. 2
253	2017/03/08	17: 31: 07	67. 9
254	2017/03/08	17: 31: 08	68. 3
255	2017/03/08	17: 31: 09	65. 9
256	2017/03/08	17: 31: 10	66. 2
257	2017/03/08	17: 31: 11	65. 2
258	2017/03/08	17: 31: 12	65. 5
259	2017/03/08	17: 31: 13	65. 4
260	2017/03/08	17: 31: 14	64. 4
261	2017/03/08	17: 31: 15	64. 3
262	2017/03/08	17: 31: 16	64. 6
263	2017/03/08	17: 31: 17	64. 8
264	2017/03/08	17: 31: 18	64. 6
265	2017/03/08	17: 31: 19	63. 7
266	2017/03/08	17: 31: 20	64. 5
267	2017/03/08	17: 31: 21	65. 7
268	2017/03/08	17: 31: 22	67. 3
269	2017/03/08	17: 31: 23	67. 9
270	2017/03/08	17: 31: 24	66. 8
271	2017/03/08	17: 31: 25	65. 8
272	2017/03/08	17: 31: 26	65. 1
273	2017/03/08	17: 31: 27	62. 2
274	2017/03/08	17: 31: 28	61. 4
275	2017/03/08	17: 31: 29	60. 2
276	2017/03/08	17: 31: 30	59. 8
277	2017/03/08	17: 31: 31	59. 4
278	2017/03/08	17: 31: 32	59. 5
279	2017/03/08	17: 31: 33	59. 7
280	2017/03/08	17: 31: 34	60. 6
281	2017/03/08	17: 31: 35	60. 9
282	2017/03/08	17: 31: 36	60. 7
283	2017/03/08	17: 31: 37	63. 1



284	2017/03/08	17:31:38	64.6
285	2017/03/08	17:31:39	66.8
286	2017/03/08	17:31:40	66.9
287	2017/03/08	17:31:41	67.2
288	2017/03/08	17:31:42	64.6
289	2017/03/08	17:31:43	62.8
290	2017/03/08	17:31:44	61.0
291	2017/03/08	17:31:45	61.5
292	2017/03/08	17:31:46	61.2
293	2017/03/08	17:31:47	61.8
294	2017/03/08	17:31:48	63.2
295	2017/03/08	17:31:49	63.9
296	2017/03/08	17:31:50	65.1
297	2017/03/08	17:31:51	64.6
298	2017/03/08	17:31:52	63.2
299	2017/03/08	17:31:53	60.9
300	2017/03/08	17:31:54	62.5
301	2017/03/08	17:31:55	64.5
302	2017/03/08	17:31:56	68.4
303	2017/03/08	17:31:57	69.1
304	2017/03/08	17:31:58	68.0
305	2017/03/08	17:31:59	67.2
306	2017/03/08	17:32:00	66.9
307	2017/03/08	17:32:01	65.9
308	2017/03/08	17:32:02	66.4
309	2017/03/08	17:32:03	66.1
310	2017/03/08	17:32:04	66.2
311	2017/03/08	17:32:05	67.0
312	2017/03/08	17:32:06	66.1
313	2017/03/08	17:32:07	66.5
314	2017/03/08	17:32:08	64.6
315	2017/03/08	17:32:09	63.5
316	2017/03/08	17:32:10	62.4
317	2017/03/08	17:32:11	60.9
318	2017/03/08	17:32:12	60.3
319	2017/03/08	17:32:13	60.9
320	2017/03/08	17:32:14	59.8
321	2017/03/08	17:32:15	60.4
322	2017/03/08	17:32:16	63.7
323	2017/03/08	17:32:17	64.2
324	2017/03/08	17:32:18	65.9
325	2017/03/08	17:32:19	68.1
326	2017/03/08	17:32:20	69.5
327	2017/03/08	17:32:21	67.6
328	2017/03/08	17:32:22	66.1
329	2017/03/08	17:32:23	64.8
330	2017/03/08	17:32:24	59.8
331	2017/03/08	17:32:25	58.4
332	2017/03/08	17:32:26	58.2
333	2017/03/08	17:32:27	59.0
334	2017/03/08	17:32:28	58.8
335	2017/03/08	17:32:29	59.0
336	2017/03/08	17:32:30	58.2
337	2017/03/08	17:32:31	58.4
338	2017/03/08	17:32:32	58.3
339	2017/03/08	17:32:33	57.4
340	2017/03/08	17:32:34	57.3
341	2017/03/08	17:32:35	57.9
342	2017/03/08	17:32:36	58.4
343	2017/03/08	17:32:37	58.9
344	2017/03/08	17:32:38	59.2
345	2017/03/08	17:32:39	61.7
346	2017/03/08	17:32:40	63.2
347	2017/03/08	17:32:41	64.9
348	2017/03/08	17:32:42	67.5
349	2017/03/08	17:32:43	67.9
350	2017/03/08	17:32:44	68.8
351	2017/03/08	17:32:45	69.5
352	2017/03/08	17:32:46	69.3
353	2017/03/08	17:32:47	69.2
354	2017/03/08	17:32:48	69.3
355	2017/03/08	17:32:49	66.9
356	2017/03/08	17:32:50	67.1
357	2017/03/08	17:32:51	65.1
358	2017/03/08	17:32:52	64.5
359	2017/03/08	17:32:53	64.6
360	2017/03/08	17:32:54	63.2
361	2017/03/08	17:32:55	62.5
362	2017/03/08	17:32:56	63.4
363	2017/03/08	17:32:57	63.9
364	2017/03/08	17:32:58	62.5
365	2017/03/08	17:32:59	60.8
366	2017/03/08	17:33:00	61.1
367	2017/03/08	17:33:01	62.3
368	2017/03/08	17:33:02	63.4
369	2017/03/08	17:33:03	64.6
370	2017/03/08	17:33:04	62.6
371	2017/03/08	17:33:05	63.6
372	2017/03/08	17:33:06	64.0
373	2017/03/08	17:33:07	64.6
374	2017/03/08	17:33:08	67.9
375	2017/03/08	17:33:09	71.1
376	2017/03/08	17:33:10	68.8
377	2017/03/08	17:33:11	68.2
378	2017/03/08	17:33:12	67.0
379	2017/03/08	17:33:13	68.8
380	2017/03/08	17:33:14	69.1
381	2017/03/08	17:33:15	69.7
382	2017/03/08	17:33:16	68.0

383	2017/03/08	17: 33: 17	66. 8
384	2017/03/08	17: 33: 18	65. 1
385	2017/03/08	17: 33: 19	66. 1
386	2017/03/08	17: 33: 20	66. 1
387	2017/03/08	17: 33: 21	67. 7
388	2017/03/08	17: 33: 22	65. 0
389	2017/03/08	17: 33: 23	63. 6
390	2017/03/08	17: 33: 24	60. 6
391	2017/03/08	17: 33: 25	59. 8
392	2017/03/08	17: 33: 26	59. 5
393	2017/03/08	17: 33: 27	59. 6
394	2017/03/08	17: 33: 28	60. 1
395	2017/03/08	17: 33: 29	61. 2
396	2017/03/08	17: 33: 30	64. 9
397	2017/03/08	17: 33: 31	68. 6
398	2017/03/08	17: 33: 32	70. 3
399	2017/03/08	17: 33: 33	70. 3
400	2017/03/08	17: 33: 34	67. 7
401	2017/03/08	17: 33: 35	69. 4
402	2017/03/08	17: 33: 36	67. 7
403	2017/03/08	17: 33: 37	66. 8
404	2017/03/08	17: 33: 38	66. 5
405	2017/03/08	17: 33: 39	65. 8
406	2017/03/08	17: 33: 40	65. 9
407	2017/03/08	17: 33: 41	65. 3
408	2017/03/08	17: 33: 42	64. 8
409	2017/03/08	17: 33: 43	62. 9
410	2017/03/08	17: 33: 44	60. 7
411	2017/03/08	17: 33: 45	59. 3
412	2017/03/08	17: 33: 46	58. 5
413	2017/03/08	17: 33: 47	60. 3
414	2017/03/08	17: 33: 48	59. 7
415	2017/03/08	17: 33: 49	59. 4
416	2017/03/08	17: 33: 50	59. 8
417	2017/03/08	17: 33: 51	60. 1
418	2017/03/08	17: 33: 52	60. 0
419	2017/03/08	17: 33: 53	59. 1
420	2017/03/08	17: 33: 54	58. 7
421	2017/03/08	17: 33: 55	58. 4
422	2017/03/08	17: 33: 56	58. 3
423	2017/03/08	17: 33: 57	58. 3
424	2017/03/08	17: 33: 58	58. 7
425	2017/03/08	17: 33: 59	59. 5
426	2017/03/08	17: 34: 00	59. 4
427	2017/03/08	17: 34: 01	59. 0
428	2017/03/08	17: 34: 02	59. 1
429	2017/03/08	17: 34: 03	59. 5
430	2017/03/08	17: 34: 04	60. 3
431	2017/03/08	17: 34: 05	59. 6
432	2017/03/08	17: 34: 06	59. 6
433	2017/03/08	17: 34: 07	58. 8
434	2017/03/08	17: 34: 08	58. 4
435	2017/03/08	17: 34: 09	59. 1
436	2017/03/08	17: 34: 10	59. 4
437	2017/03/08	17: 34: 11	60. 8
438	2017/03/08	17: 34: 12	60. 7
439	2017/03/08	17: 34: 13	61. 5
440	2017/03/08	17: 34: 14	61. 0
441	2017/03/08	17: 34: 15	62. 7
442	2017/03/08	17: 34: 16	62. 3
443	2017/03/08	17: 34: 17	61. 8
444	2017/03/08	17: 34: 18	61. 0
445	2017/03/08	17: 34: 19	61. 0
446	2017/03/08	17: 34: 20	61. 5
447	2017/03/08	17: 34: 21	60. 2
448	2017/03/08	17: 34: 22	60. 0
449	2017/03/08	17: 34: 23	59. 0
450	2017/03/08	17: 34: 24	58. 6
451	2017/03/08	17: 34: 25	64. 3
452	2017/03/08	17: 34: 26	64. 7
453	2017/03/08	17: 34: 27	66. 8
454	2017/03/08	17: 34: 28	70. 8
455	2017/03/08	17: 34: 29	68. 0
456	2017/03/08	17: 34: 30	73. 3
457	2017/03/08	17: 34: 31	77. 0
458	2017/03/08	17: 34: 32	74. 3
459	2017/03/08	17: 34: 33	72. 4
460	2017/03/08	17: 34: 34	72. 4
461	2017/03/08	17: 34: 35	73. 4
462	2017/03/08	17: 34: 36	73. 7
463	2017/03/08	17: 34: 37	72. 6
464	2017/03/08	17: 34: 38	69. 1
465	2017/03/08	17: 34: 39	66. 6
466	2017/03/08	17: 34: 40	65. 5
467	2017/03/08	17: 34: 41	64. 9
468	2017/03/08	17: 34: 42	64. 2
469	2017/03/08	17: 34: 43	64. 5
470	2017/03/08	17: 34: 44	65. 3
471	2017/03/08	17: 34: 45	66. 0
472	2017/03/08	17: 34: 46	63. 8
473	2017/03/08	17: 34: 47	62. 8
474	2017/03/08	17: 34: 48	61. 8
475	2017/03/08	17: 34: 49	62. 5
476	2017/03/08	17: 34: 50	63. 2
477	2017/03/08	17: 34: 51	64. 3
478	2017/03/08	17: 34: 52	64. 5
479	2017/03/08	17: 34: 53	64. 6
480	2017/03/08	17: 34: 54	64. 0
481	2017/03/08	17: 34: 55	65. 5

482	2017/03/08	17: 34: 56	65. 5
483	2017/03/08	17: 34: 57	67. 9
484	2017/03/08	17: 34: 58	70. 3
485	2017/03/08	17: 34: 59	73. 1
486	2017/03/08	17: 35: 00	73. 8
487	2017/03/08	17: 35: 01	71. 8
488	2017/03/08	17: 35: 02	73. 4
489	2017/03/08	17: 35: 03	75. 1
490	2017/03/08	17: 35: 04	75. 4
491	2017/03/08	17: 35: 05	73. 0
492	2017/03/08	17: 35: 06	71. 6
493	2017/03/08	17: 35: 07	70. 4
494	2017/03/08	17: 35: 08	67. 5
495	2017/03/08	17: 35: 09	65. 3
496	2017/03/08	17: 35: 10	65. 7
497	2017/03/08	17: 35: 11	69. 1
498	2017/03/08	17: 35: 12	66. 1
499	2017/03/08	17: 35: 13	64. 4
500	2017/03/08	17: 35: 14	67. 2
501	2017/03/08	17: 35: 15	68. 1
502	2017/03/08	17: 35: 16	68. 9
503	2017/03/08	17: 35: 17	65. 9
504	2017/03/08	17: 35: 18	63. 5
505	2017/03/08	17: 35: 19	61. 3
506	2017/03/08	17: 35: 20	62. 5
507	2017/03/08	17: 35: 21	62. 9
508	2017/03/08	17: 35: 22	64. 6
509	2017/03/08	17: 35: 23	66. 0
510	2017/03/08	17: 35: 24	65. 8
511	2017/03/08	17: 35: 25	64. 8
512	2017/03/08	17: 35: 26	63. 7
513	2017/03/08	17: 35: 27	63. 6
514	2017/03/08	17: 35: 28	65. 6
515	2017/03/08	17: 35: 29	68. 2
516	2017/03/08	17: 35: 30	67. 9
517	2017/03/08	17: 35: 31	65. 2
518	2017/03/08	17: 35: 32	61. 6
519	2017/03/08	17: 35: 33	60. 3
520	2017/03/08	17: 35: 34	59. 9
521	2017/03/08	17: 35: 35	58. 6
522	2017/03/08	17: 35: 36	59. 1
523	2017/03/08	17: 35: 37	59. 5
524	2017/03/08	17: 35: 38	61. 0
525	2017/03/08	17: 35: 39	60. 7
526	2017/03/08	17: 35: 40	63. 2
527	2017/03/08	17: 35: 41	64. 4
528	2017/03/08	17: 35: 42	65. 8
529	2017/03/08	17: 35: 43	66. 6
530	2017/03/08	17: 35: 44	66. 1
531	2017/03/08	17: 35: 45	64. 3
532	2017/03/08	17: 35: 46	64. 7
533	2017/03/08	17: 35: 47	65. 2
534	2017/03/08	17: 35: 48	66. 2
535	2017/03/08	17: 35: 49	66. 4
536	2017/03/08	17: 35: 50	66. 1
537	2017/03/08	17: 35: 51	65. 7
538	2017/03/08	17: 35: 52	64. 7
539	2017/03/08	17: 35: 53	67. 3
540	2017/03/08	17: 35: 54	67. 0
541	2017/03/08	17: 35: 55	71. 0
542	2017/03/08	17: 35: 56	74. 0
543	2017/03/08	17: 35: 57	67. 7
544	2017/03/08	17: 35: 58	71. 9
545	2017/03/08	17: 35: 59	68. 8
546	2017/03/08	17: 36: 00	71. 9
547	2017/03/08	17: 36: 01	69. 3
548	2017/03/08	17: 36: 02	66. 1
549	2017/03/08	17: 36: 03	65. 3
550	2017/03/08	17: 36: 04	65. 3
551	2017/03/08	17: 36: 05	67. 0
552	2017/03/08	17: 36: 06	66. 6
553	2017/03/08	17: 36: 07	64. 1
554	2017/03/08	17: 36: 08	64. 3
555	2017/03/08	17: 36: 09	64. 3
556	2017/03/08	17: 36: 10	65. 4
557	2017/03/08	17: 36: 11	65. 1
558	2017/03/08	17: 36: 12	65. 1
559	2017/03/08	17: 36: 13	65. 1
560	2017/03/08	17: 36: 14	69. 9
561	2017/03/08	17: 36: 15	67. 9
562	2017/03/08	17: 36: 16	69. 5
563	2017/03/08	17: 36: 17	68. 8
564	2017/03/08	17: 36: 18	68. 8
565	2017/03/08	17: 36: 19	69. 0
566	2017/03/08	17: 36: 20	68. 7
567	2017/03/08	17: 36: 21	68. 2
568	2017/03/08	17: 36: 22	68. 9
569	2017/03/08	17: 36: 23	69. 1
570	2017/03/08	17: 36: 24	70. 4
571	2017/03/08	17: 36: 25	71. 1
572	2017/03/08	17: 36: 26	68. 1
573	2017/03/08	17: 36: 27	66. 5
574	2017/03/08	17: 36: 28	66. 0
575	2017/03/08	17: 36: 29	65. 8
576	2017/03/08	17: 36: 30	65. 4
577	2017/03/08	17: 36: 31	65. 3
578	2017/03/08	17: 36: 32	66. 9
579	2017/03/08	17: 36: 33	69. 5
580	2017/03/08	17: 36: 34	74. 2

581	2017/03/08	17: 36: 35	77. 0
582	2017/03/08	17: 36: 36	77. 5
583	2017/03/08	17: 36: 37	74. 0
584	2017/03/08	17: 36: 38	73. 5
585	2017/03/08	17: 36: 39	74. 0
586	2017/03/08	17: 36: 40	71. 5
587	2017/03/08	17: 36: 41	70. 1
588	2017/03/08	17: 36: 42	68. 7
589	2017/03/08	17: 36: 43	68. 8
590	2017/03/08	17: 36: 44	68. 5
591	2017/03/08	17: 36: 45	69. 8
592	2017/03/08	17: 36: 46	66. 6
593	2017/03/08	17: 36: 47	63. 7
594	2017/03/08	17: 36: 48	60. 7
595	2017/03/08	17: 36: 49	60. 5
596	2017/03/08	17: 36: 50	61. 3
597	2017/03/08	17: 36: 51	59. 8
598	2017/03/08	17: 36: 52	59. 7
599	2017/03/08	17: 36: 53	60. 6
600	2017/03/08	17: 36: 54	60. 9
601	2017/03/08	17: 36: 55	61. 7
602	2017/03/08	17: 36: 56	60. 2
603	2017/03/08	17: 36: 57	60. 2
604	2017/03/08	17: 36: 58	60. 5
605	2017/03/08	17: 36: 59	60. 4
606	2017/03/08	17: 37: 00	61. 4
607	2017/03/08	17: 37: 01	59. 6
608	2017/03/08	17: 37: 02	59. 3
609	2017/03/08	17: 37: 03	61. 9
610	2017/03/08	17: 37: 04	58. 4
611	2017/03/08	17: 37: 05	59. 1
612	2017/03/08	17: 37: 06	60. 1
613	2017/03/08	17: 37: 07	61. 7
614	2017/03/08	17: 37: 08	63. 1
615	2017/03/08	17: 37: 09	62. 9
616	2017/03/08	17: 37: 10	62. 5
617	2017/03/08	17: 37: 11	61. 7
618	2017/03/08	17: 37: 12	61. 2
619	2017/03/08	17: 37: 13	61. 0
620	2017/03/08	17: 37: 14	62. 8
621	2017/03/08	17: 37: 15	64. 5
622	2017/03/08	17: 37: 16	63. 5
623	2017/03/08	17: 37: 17	62. 0
624	2017/03/08	17: 37: 18	60. 8
625	2017/03/08	17: 37: 19	60. 5
626	2017/03/08	17: 37: 20	60. 4
627	2017/03/08	17: 37: 21	60. 1
628	2017/03/08	17: 37: 22	60. 1
629	2017/03/08	17: 37: 23	61. 0
630	2017/03/08	17: 37: 24	60. 5
631	2017/03/08	17: 37: 25	60. 5
632	2017/03/08	17: 37: 26	61. 8
633	2017/03/08	17: 37: 27	64. 4
634	2017/03/08	17: 37: 28	67. 1
635	2017/03/08	17: 37: 29	68. 1
636	2017/03/08	17: 37: 30	66. 8
637	2017/03/08	17: 37: 31	67. 0
638	2017/03/08	17: 37: 32	67. 9
639	2017/03/08	17: 37: 33	69. 0
640	2017/03/08	17: 37: 34	69. 9
641	2017/03/08	17: 37: 35	70. 8
642	2017/03/08	17: 37: 36	69. 9
643	2017/03/08	17: 37: 37	68. 3
644	2017/03/08	17: 37: 38	68. 5
645	2017/03/08	17: 37: 39	68. 4
646	2017/03/08	17: 37: 40	68. 0
647	2017/03/08	17: 37: 41	68. 6
648	2017/03/08	17: 37: 42	69. 5
649	2017/03/08	17: 37: 43	69. 0
650	2017/03/08	17: 37: 44	68. 7
651	2017/03/08	17: 37: 45	68. 6
652	2017/03/08	17: 37: 46	68. 9
653	2017/03/08	17: 37: 47	69. 3
654	2017/03/08	17: 37: 48	67. 8
655	2017/03/08	17: 37: 49	70. 8
656	2017/03/08	17: 37: 50	69. 3
657	2017/03/08	17: 37: 51	68. 0
658	2017/03/08	17: 37: 52	68. 8
659	2017/03/08	17: 37: 53	67. 8
660	2017/03/08	17: 37: 54	67. 0
661	2017/03/08	17: 37: 55	67. 3
662	2017/03/08	17: 37: 56	67. 6
663	2017/03/08	17: 37: 57	67. 1
664	2017/03/08	17: 37: 58	66. 0
665	2017/03/08	17: 37: 59	66. 6
666	2017/03/08	17: 38: 00	66. 6
667	2017/03/08	17: 38: 01	69. 1
668	2017/03/08	17: 38: 02	69. 0
669	2017/03/08	17: 38: 03	65. 5
670	2017/03/08	17: 38: 04	63. 0
671	2017/03/08	17: 38: 05	62. 0
672	2017/03/08	17: 38: 06	63. 2
673	2017/03/08	17: 38: 07	63. 4
674	2017/03/08	17: 38: 08	64. 4
675	2017/03/08	17: 38: 09	64. 2
676	2017/03/08	17: 38: 10	66. 0
677	2017/03/08	17: 38: 11	67. 4
678	2017/03/08	17: 38: 12	67. 6
679	2017/03/08	17: 38: 13	69. 4

680	2017/03/08	17: 38: 14	68. 8
681	2017/03/08	17: 38: 15	69. 1
682	2017/03/08	17: 38: 16	69. 9
683	2017/03/08	17: 38: 17	69. 2
684	2017/03/08	17: 38: 18	69. 8
685	2017/03/08	17: 38: 19	68. 7
686	2017/03/08	17: 38: 20	68. 1
687	2017/03/08	17: 38: 21	68. 7
688	2017/03/08	17: 38: 22	68. 9
689	2017/03/08	17: 38: 23	70. 0
690	2017/03/08	17: 38: 24	69. 7
691	2017/03/08	17: 38: 25	69. 9
692	2017/03/08	17: 38: 26	69. 7
693	2017/03/08	17: 38: 27	68. 3
694	2017/03/08	17: 38: 28	67. 4
695	2017/03/08	17: 38: 29	66. 4
696	2017/03/08	17: 38: 30	65. 9
697	2017/03/08	17: 38: 31	66. 2
698	2017/03/08	17: 38: 32	66. 2
699	2017/03/08	17: 38: 33	66. 5
700	2017/03/08	17: 38: 34	66. 6
701	2017/03/08	17: 38: 35	66. 5
702	2017/03/08	17: 38: 36	66. 8
703	2017/03/08	17: 38: 37	65. 3
704	2017/03/08	17: 38: 38	64. 9
705	2017/03/08	17: 38: 39	67. 1
706	2017/03/08	17: 38: 40	68. 4
707	2017/03/08	17: 38: 41	69. 6
708	2017/03/08	17: 38: 42	69. 1
709	2017/03/08	17: 38: 43	69. 8
710	2017/03/08	17: 38: 44	69. 5
711	2017/03/08	17: 38: 45	72. 6
712	2017/03/08	17: 38: 46	74. 5
713	2017/03/08	17: 38: 47	72. 9
714	2017/03/08	17: 38: 48	72. 8
715	2017/03/08	17: 38: 49	73. 7
716	2017/03/08	17: 38: 50	72. 4
717	2017/03/08	17: 38: 51	70. 4
718	2017/03/08	17: 38: 52	69. 2
719	2017/03/08	17: 38: 53	68. 3
720	2017/03/08	17: 38: 54	70. 6
721	2017/03/08	17: 38: 55	70. 5
722	2017/03/08	17: 38: 56	72. 8
723	2017/03/08	17: 38: 57	74. 2
724	2017/03/08	17: 38: 58	72. 5
725	2017/03/08	17: 38: 59	72. 3
726	2017/03/08	17: 39: 00	71. 7
727	2017/03/08	17: 39: 01	71. 8
728	2017/03/08	17: 39: 02	71. 4
729	2017/03/08	17: 39: 03	71. 2
730	2017/03/08	17: 39: 04	69. 9
731	2017/03/08	17: 39: 05	69. 5
732	2017/03/08	17: 39: 06	68. 7
733	2017/03/08	17: 39: 07	69. 2
734	2017/03/08	17: 39: 08	67. 0
735	2017/03/08	17: 39: 09	64. 6
736	2017/03/08	17: 39: 10	64. 9
737	2017/03/08	17: 39: 11	64. 1
738	2017/03/08	17: 39: 12	63. 6
739	2017/03/08	17: 39: 13	63. 0
740	2017/03/08	17: 39: 14	63. 0
741	2017/03/08	17: 39: 15	62. 6
742	2017/03/08	17: 39: 16	59. 9
743	2017/03/08	17: 39: 17	60. 7
744	2017/03/08	17: 39: 18	61. 7
745	2017/03/08	17: 39: 19	61. 7
746	2017/03/08	17: 39: 20	61. 4
747	2017/03/08	17: 39: 21	61. 6
748	2017/03/08	17: 39: 22	61. 6
749	2017/03/08	17: 39: 23	61. 4
750	2017/03/08	17: 39: 24	63. 9
751	2017/03/08	17: 39: 25	67. 3
752	2017/03/08	17: 39: 26	70. 6
753	2017/03/08	17: 39: 27	72. 3
754	2017/03/08	17: 39: 28	72. 0
755	2017/03/08	17: 39: 29	73. 5
756	2017/03/08	17: 39: 30	70. 4
757	2017/03/08	17: 39: 31	68. 5
758	2017/03/08	17: 39: 32	67. 3
759	2017/03/08	17: 39: 33	68. 2
760	2017/03/08	17: 39: 34	66. 6
761	2017/03/08	17: 39: 35	66. 1
762	2017/03/08	17: 39: 36	65. 5
763	2017/03/08	17: 39: 37	64. 8
764	2017/03/08	17: 39: 38	64. 2
765	2017/03/08	17: 39: 39	64. 3
766	2017/03/08	17: 39: 40	64. 6
767	2017/03/08	17: 39: 41	64. 8
768	2017/03/08	17: 39: 42	64. 6
769	2017/03/08	17: 39: 43	69. 2
770	2017/03/08	17: 39: 44	73. 0
771	2017/03/08	17: 39: 45	75. 2
772	2017/03/08	17: 39: 46	75. 0
773	2017/03/08	17: 39: 47	73. 3
774	2017/03/08	17: 39: 48	71. 4
775	2017/03/08	17: 39: 49	72. 2
776	2017/03/08	17: 39: 50	69. 4
777	2017/03/08	17: 39: 51	68. 7
778	2017/03/08	17: 39: 52	68. 5

779	2017/03/08	17: 39: 53	68. 2
780	2017/03/08	17: 39: 54	67. 9
781	2017/03/08	17: 39: 55	66. 2
782	2017/03/08	17: 39: 56	67. 3
783	2017/03/08	17: 39: 57	68. 1
784	2017/03/08	17: 39: 58	69. 4
785	2017/03/08	17: 39: 59	67. 3
786	2017/03/08	17: 40: 00	64. 3
787	2017/03/08	17: 40: 01	61. 2
788	2017/03/08	17: 40: 02	60. 1
789	2017/03/08	17: 40: 03	59. 6
790	2017/03/08	17: 40: 04	60. 4
791	2017/03/08	17: 40: 05	59. 8
792	2017/03/08	17: 40: 06	59. 7
793	2017/03/08	17: 40: 07	60. 6
794	2017/03/08	17: 40: 08	60. 3
795	2017/03/08	17: 40: 09	59. 9
796	2017/03/08	17: 40: 10	59. 8
797	2017/03/08	17: 40: 11	59. 2
798	2017/03/08	17: 40: 12	60. 0
799	2017/03/08	17: 40: 13	61. 8
800	2017/03/08	17: 40: 14	63. 7
801	2017/03/08	17: 40: 15	65. 6
802	2017/03/08	17: 40: 16	65. 2
803	2017/03/08	17: 40: 17	65. 9
804	2017/03/08	17: 40: 18	66. 1
805	2017/03/08	17: 40: 19	67. 6
806	2017/03/08	17: 40: 20	65. 5
807	2017/03/08	17: 40: 21	65. 8
808	2017/03/08	17: 40: 22	65. 9
809	2017/03/08	17: 40: 23	66. 7
810	2017/03/08	17: 40: 24	66. 6
811	2017/03/08	17: 40: 25	66. 0
812	2017/03/08	17: 40: 26	67. 2
813	2017/03/08	17: 40: 27	66. 2
814	2017/03/08	17: 40: 28	65. 2
815	2017/03/08	17: 40: 29	64. 5
816	2017/03/08	17: 40: 30	64. 5
817	2017/03/08	17: 40: 31	65. 1
818	2017/03/08	17: 40: 32	65. 7
819	2017/03/08	17: 40: 33	65. 4
820	2017/03/08	17: 40: 34	63. 9
821	2017/03/08	17: 40: 35	63. 2
822	2017/03/08	17: 40: 36	61. 6
823	2017/03/08	17: 40: 37	59. 6
824	2017/03/08	17: 40: 38	59. 6
825	2017/03/08	17: 40: 39	61. 0
826	2017/03/08	17: 40: 40	62. 3
827	2017/03/08	17: 40: 41	64. 1
828	2017/03/08	17: 40: 42	64. 6
829	2017/03/08	17: 40: 43	65. 7
830	2017/03/08	17: 40: 44	67. 0
831	2017/03/08	17: 40: 45	65. 2
832	2017/03/08	17: 40: 46	64. 4
833	2017/03/08	17: 40: 47	65. 5
834	2017/03/08	17: 40: 48	63. 5
835	2017/03/08	17: 40: 49	64. 8
836	2017/03/08	17: 40: 50	65. 9
837	2017/03/08	17: 40: 51	66. 1
838	2017/03/08	17: 40: 52	65. 3
839	2017/03/08	17: 40: 53	66. 3
840	2017/03/08	17: 40: 54	66. 3
841	2017/03/08	17: 40: 55	64. 8
842	2017/03/08	17: 40: 56	66. 2
843	2017/03/08	17: 40: 57	65. 5
844	2017/03/08	17: 40: 58	63. 3
845	2017/03/08	17: 40: 59	62. 1
846	2017/03/08	17: 41: 00	60. 9
847	2017/03/08	17: 41: 01	62. 8
848	2017/03/08	17: 41: 02	60. 7
849	2017/03/08	17: 41: 03	60. 9
850	2017/03/08	17: 41: 04	61. 9
851	2017/03/08	17: 41: 05	62. 9
852	2017/03/08	17: 41: 06	62. 8
853	2017/03/08	17: 41: 07	63. 8
854	2017/03/08	17: 41: 08	64. 9
855	2017/03/08	17: 41: 09	65. 1
856	2017/03/08	17: 41: 10	65. 3
857	2017/03/08	17: 41: 11	64. 1
858	2017/03/08	17: 41: 12	63. 4
859	2017/03/08	17: 41: 13	63. 1
860	2017/03/08	17: 41: 14	63. 9
861	2017/03/08	17: 41: 15	64. 1
862	2017/03/08	17: 41: 16	66. 4
863	2017/03/08	17: 41: 17	67. 0
864	2017/03/08	17: 41: 18	66. 7
865	2017/03/08	17: 41: 19	66. 6
866	2017/03/08	17: 41: 20	68. 2
867	2017/03/08	17: 41: 21	65. 0
868	2017/03/08	17: 41: 22	62. 8
869	2017/03/08	17: 41: 23	62. 4
870	2017/03/08	17: 41: 24	60. 8
871	2017/03/08	17: 41: 25	61. 0
872	2017/03/08	17: 41: 26	63. 5
873	2017/03/08	17: 41: 27	62. 0
874	2017/03/08	17: 41: 28	63. 7
875	2017/03/08	17: 41: 29	63. 4
876	2017/03/08	17: 41: 30	65. 8
877	2017/03/08	17: 41: 31	67. 1

878	2017/03/08	17: 41: 32	69. 8
879	2017/03/08	17: 41: 33	70. 6
880	2017/03/08	17: 41: 34	72. 4
881	2017/03/08	17: 41: 35	68. 8
882	2017/03/08	17: 41: 36	67. 3
883	2017/03/08	17: 41: 37	63. 6
884	2017/03/08	17: 41: 38	64. 7
885	2017/03/08	17: 41: 39	66. 8
886	2017/03/08	17: 41: 40	66. 9
887	2017/03/08	17: 41: 41	70. 6
888	2017/03/08	17: 41: 42	65. 1
889	2017/03/08	17: 41: 43	67. 3
890	2017/03/08	17: 41: 44	64. 0
891	2017/03/08	17: 41: 45	59. 5
892	2017/03/08	17: 41: 46	62. 2
893	2017/03/08	17: 41: 47	59. 3
894	2017/03/08	17: 41: 48	59. 7
895	2017/03/08	17: 41: 49	60. 4
896	2017/03/08	17: 41: 50	62. 0
897	2017/03/08	17: 41: 51	64. 1
898	2017/03/08	17: 41: 52	63. 2
899	2017/03/08	17: 41: 53	62. 4
900	2017/03/08	17: 41: 54	61. 2

Freq Weight : A  
Time Weight : FAST  
Level Range : 40-100  
Max dB : 87.6 - 2017/03/08 18:06:02  
Level Range : 40-100  
SEL : 99.5  
Leq : 70.0

### Measurement Location 3

No. s	Date Time	(dB)
1	2017/03/08 17:54:34	65.1
2	2017/03/08 17:54:35	63.4
3	2017/03/08 17:54:36	61.5
4	2017/03/08 17:54:37	61.7
5	2017/03/08 17:54:38	64.7
6	2017/03/08 17:54:39	67.5
7	2017/03/08 17:54:40	71.3
8	2017/03/08 17:54:41	69.1
9	2017/03/08 17:54:42	69.3
10	2017/03/08 17:54:43	74.2
11	2017/03/08 17:54:44	70.8
12	2017/03/08 17:54:45	64.8
13	2017/03/08 17:54:46	60.9
14	2017/03/08 17:54:47	59.2
15	2017/03/08 17:54:48	56.3
16	2017/03/08 17:54:49	56.8
17	2017/03/08 17:54:50	56.9
18	2017/03/08 17:54:51	59.5
19	2017/03/08 17:54:52	61.4
20	2017/03/08 17:54:53	63.7
21	2017/03/08 17:54:54	65.3
22	2017/03/08 17:54:55	68.1
23	2017/03/08 17:54:56	69.3
24	2017/03/08 17:54:57	69.2
25	2017/03/08 17:54:58	69.8
26	2017/03/08 17:54:59	73.4
27	2017/03/08 17:55:00	71.5
28	2017/03/08 17:55:01	67.0
29	2017/03/08 17:55:02	63.5
30	2017/03/08 17:55:03	64.2
31	2017/03/08 17:55:04	67.2
32	2017/03/08 17:55:05	73.3
33	2017/03/08 17:55:06	72.3
34	2017/03/08 17:55:07	67.1
35	2017/03/08 17:55:08	65.4
36	2017/03/08 17:55:09	65.4
37	2017/03/08 17:55:10	71.5
38	2017/03/08 17:55:11	73.9
39	2017/03/08 17:55:12	72.4
40	2017/03/08 17:55:13	70.6
41	2017/03/08 17:55:14	75.1
42	2017/03/08 17:55:15	72.5
43	2017/03/08 17:55:16	73.3
44	2017/03/08 17:55:17	73.4
45	2017/03/08 17:55:18	75.2
46	2017/03/08 17:55:19	71.6
47	2017/03/08 17:55:20	69.1
48	2017/03/08 17:55:21	67.3
49	2017/03/08 17:55:22	65.8
50	2017/03/08 17:55:23	67.0
51	2017/03/08 17:55:24	69.8
52	2017/03/08 17:55:25	71.8
53	2017/03/08 17:55:26	67.8
54	2017/03/08 17:55:27	67.8
55	2017/03/08 17:55:28	65.6
56	2017/03/08 17:55:29	66.1
57	2017/03/08 17:55:30	65.6
58	2017/03/08 17:55:31	64.8
59	2017/03/08 17:55:32	63.5
60	2017/03/08 17:55:33	62.7
61	2017/03/08 17:55:34	63.3
62	2017/03/08 17:55:35	65.4
63	2017/03/08 17:55:36	63.7
64	2017/03/08 17:55:37	66.0
65	2017/03/08 17:55:38	64.4
66	2017/03/08 17:55:39	62.2
67	2017/03/08 17:55:40	64.1
68	2017/03/08 17:55:41	63.2
69	2017/03/08 17:55:42	63.7
70	2017/03/08 17:55:43	67.2
71	2017/03/08 17:55:44	63.2
72	2017/03/08 17:55:45	61.1
73	2017/03/08 17:55:46	61.8
74	2017/03/08 17:55:47	62.3
75	2017/03/08 17:55:48	61.2
76	2017/03/08 17:55:49	62.3
77	2017/03/08 17:55:50	64.0
78	2017/03/08 17:55:51	62.5
79	2017/03/08 17:55:52	59.9
80	2017/03/08 17:55:53	60.0
81	2017/03/08 17:55:54	61.0
82	2017/03/08 17:55:55	61.5
83	2017/03/08 17:55:56	61.3
84	2017/03/08 17:55:57	60.2
85	2017/03/08 17:55:58	63.6



86	2017/03/08	17: 55: 59	60. 9
87	2017/03/08	17: 56: 00	64. 4
88	2017/03/08	17: 56: 01	66. 9
89	2017/03/08	17: 56: 02	65. 8
90	2017/03/08	17: 56: 03	68. 8
91	2017/03/08	17: 56: 04	80. 0
92	2017/03/08	17: 56: 05	75. 9
93	2017/03/08	17: 56: 06	76. 3
94	2017/03/08	17: 56: 07	71. 7
95	2017/03/08	17: 56: 08	68. 6
96	2017/03/08	17: 56: 09	68. 9
97	2017/03/08	17: 56: 10	73. 2
98	2017/03/08	17: 56: 11	78. 9
99	2017/03/08	17: 56: 12	77. 1
100	2017/03/08	17: 56: 13	72. 4
101	2017/03/08	17: 56: 14	71. 1
102	2017/03/08	17: 56: 15	68. 6
103	2017/03/08	17: 56: 16	68. 9
104	2017/03/08	17: 56: 17	69. 1
105	2017/03/08	17: 56: 18	69. 8
106	2017/03/08	17: 56: 19	71. 8
107	2017/03/08	17: 56: 20	65. 1
108	2017/03/08	17: 56: 21	61. 5
109	2017/03/08	17: 56: 22	57. 8
110	2017/03/08	17: 56: 23	63. 7
111	2017/03/08	17: 56: 24	62. 4
112	2017/03/08	17: 56: 25	65. 4
113	2017/03/08	17: 56: 26	63. 8
114	2017/03/08	17: 56: 27	66. 5
115	2017/03/08	17: 56: 28	65. 2
116	2017/03/08	17: 56: 29	70. 1
117	2017/03/08	17: 56: 30	70. 3
118	2017/03/08	17: 56: 31	63. 9
119	2017/03/08	17: 56: 32	60. 2
120	2017/03/08	17: 56: 33	55. 5
121	2017/03/08	17: 56: 34	55. 9
122	2017/03/08	17: 56: 35	54. 4
123	2017/03/08	17: 56: 36	53. 5
124	2017/03/08	17: 56: 37	52. 9
125	2017/03/08	17: 56: 38	52. 6
126	2017/03/08	17: 56: 39	52. 0
127	2017/03/08	17: 56: 40	53. 3
128	2017/03/08	17: 56: 41	55. 6
129	2017/03/08	17: 56: 42	56. 8
130	2017/03/08	17: 56: 43	58. 2
131	2017/03/08	17: 56: 44	60. 3
132	2017/03/08	17: 56: 45	61. 9
133	2017/03/08	17: 56: 46	63. 8
134	2017/03/08	17: 56: 47	64. 8
135	2017/03/08	17: 56: 48	66. 7
136	2017/03/08	17: 56: 49	68. 1
137	2017/03/08	17: 56: 50	70. 1
138	2017/03/08	17: 56: 51	71. 7
139	2017/03/08	17: 56: 52	77. 4
140	2017/03/08	17: 56: 53	75. 8
141	2017/03/08	17: 56: 54	74. 7
142	2017/03/08	17: 56: 55	73. 2
143	2017/03/08	17: 56: 56	71. 5
144	2017/03/08	17: 56: 57	70. 6
145	2017/03/08	17: 56: 58	68. 5
146	2017/03/08	17: 56: 59	66. 9
147	2017/03/08	17: 57: 00	67. 4
148	2017/03/08	17: 57: 01	73. 9
149	2017/03/08	17: 57: 02	71. 8
150	2017/03/08	17: 57: 03	69. 4
151	2017/03/08	17: 57: 04	70. 1
152	2017/03/08	17: 57: 05	68. 4
153	2017/03/08	17: 57: 06	68. 7
154	2017/03/08	17: 57: 07	66. 3
155	2017/03/08	17: 57: 08	65. 3
156	2017/03/08	17: 57: 09	62. 9
157	2017/03/08	17: 57: 10	63. 5
158	2017/03/08	17: 57: 11	67. 5
159	2017/03/08	17: 57: 12	70. 4
160	2017/03/08	17: 57: 13	63. 6
161	2017/03/08	17: 57: 14	62. 2
162	2017/03/08	17: 57: 15	60. 1
163	2017/03/08	17: 57: 16	55. 1
164	2017/03/08	17: 57: 17	52. 7
165	2017/03/08	17: 57: 18	52. 5
166	2017/03/08	17: 57: 19	50. 9
167	2017/03/08	17: 57: 20	62. 4
168	2017/03/08	17: 57: 21	54. 0
169	2017/03/08	17: 57: 22	56. 0
170	2017/03/08	17: 57: 23	56. 9
171	2017/03/08	17: 57: 24	56. 7
172	2017/03/08	17: 57: 25	55. 3
173	2017/03/08	17: 57: 26	63. 9
174	2017/03/08	17: 57: 27	62. 6
175	2017/03/08	17: 57: 28	65. 3
176	2017/03/08	17: 57: 29	65. 9
177	2017/03/08	17: 57: 30	66. 4
178	2017/03/08	17: 57: 31	63. 9
179	2017/03/08	17: 57: 32	62. 0
180	2017/03/08	17: 57: 33	66. 8
181	2017/03/08	17: 57: 34	71. 3
182	2017/03/08	17: 57: 35	65. 6
183	2017/03/08	17: 57: 36	63. 6
184	2017/03/08	17: 57: 37	61. 5

185	2017/03/08	17: 57: 38	66. 3
186	2017/03/08	17: 57: 39	68. 6
187	2017/03/08	17: 57: 40	69. 3
188	2017/03/08	17: 57: 41	67. 7
189	2017/03/08	17: 57: 42	66. 1
190	2017/03/08	17: 57: 43	67. 0
191	2017/03/08	17: 57: 44	66. 7
192	2017/03/08	17: 57: 45	69. 5
193	2017/03/08	17: 57: 46	70. 5
194	2017/03/08	17: 57: 47	68. 7
195	2017/03/08	17: 57: 48	69. 1
196	2017/03/08	17: 57: 49	68. 1
197	2017/03/08	17: 57: 50	67. 0
198	2017/03/08	17: 57: 51	66. 4
199	2017/03/08	17: 57: 52	66. 3
200	2017/03/08	17: 57: 53	64. 7
201	2017/03/08	17: 57: 54	64. 0
202	2017/03/08	17: 57: 55	64. 7
203	2017/03/08	17: 57: 56	67. 0
204	2017/03/08	17: 57: 57	68. 8
205	2017/03/08	17: 57: 58	66. 0
206	2017/03/08	17: 57: 59	63. 6
207	2017/03/08	17: 58: 00	67. 2
208	2017/03/08	17: 58: 01	69. 7
209	2017/03/08	17: 58: 02	66. 0
210	2017/03/08	17: 58: 03	63. 2
211	2017/03/08	17: 58: 04	61. 5
212	2017/03/08	17: 58: 05	58. 9
213	2017/03/08	17: 58: 06	59. 3
214	2017/03/08	17: 58: 07	59. 1
215	2017/03/08	17: 58: 08	58. 1
216	2017/03/08	17: 58: 09	58. 7
217	2017/03/08	17: 58: 10	59. 1
218	2017/03/08	17: 58: 11	63. 2
219	2017/03/08	17: 58: 12	62. 7
220	2017/03/08	17: 58: 13	66. 8
221	2017/03/08	17: 58: 14	66. 3
222	2017/03/08	17: 58: 15	69. 6
223	2017/03/08	17: 58: 16	68. 1
224	2017/03/08	17: 58: 17	67. 8
225	2017/03/08	17: 58: 18	65. 4
226	2017/03/08	17: 58: 19	60. 9
227	2017/03/08	17: 58: 20	60. 1
228	2017/03/08	17: 58: 21	61. 4
229	2017/03/08	17: 58: 22	63. 9
230	2017/03/08	17: 58: 23	72. 7
231	2017/03/08	17: 58: 24	71. 9
232	2017/03/08	17: 58: 25	65. 8
233	2017/03/08	17: 58: 26	69. 1
234	2017/03/08	17: 58: 27	74. 6
235	2017/03/08	17: 58: 28	66. 0
236	2017/03/08	17: 58: 29	61. 5
237	2017/03/08	17: 58: 30	56. 9
238	2017/03/08	17: 58: 31	56. 1
239	2017/03/08	17: 58: 32	57. 0
240	2017/03/08	17: 58: 33	60. 9
241	2017/03/08	17: 58: 34	64. 2
242	2017/03/08	17: 58: 35	65. 1
243	2017/03/08	17: 58: 36	66. 6
244	2017/03/08	17: 58: 37	63. 4
245	2017/03/08	17: 58: 38	56. 5
246	2017/03/08	17: 58: 39	56. 3
247	2017/03/08	17: 58: 40	55. 7
248	2017/03/08	17: 58: 41	52. 5
249	2017/03/08	17: 58: 42	50. 8
250	2017/03/08	17: 58: 43	51. 8
251	2017/03/08	17: 58: 44	50. 0
252	2017/03/08	17: 58: 45	50. 1
253	2017/03/08	17: 58: 46	51. 2
254	2017/03/08	17: 58: 47	49. 8
255	2017/03/08	17: 58: 48	48. 8
256	2017/03/08	17: 58: 49	49. 5
257	2017/03/08	17: 58: 50	49. 6
258	2017/03/08	17: 58: 51	49. 6
259	2017/03/08	17: 58: 52	49. 8
260	2017/03/08	17: 58: 53	51. 3
261	2017/03/08	17: 58: 54	52. 2
262	2017/03/08	17: 58: 55	54. 2
263	2017/03/08	17: 58: 56	55. 5
264	2017/03/08	17: 58: 57	57. 5
265	2017/03/08	17: 58: 58	62. 3
266	2017/03/08	17: 58: 59	66. 0
267	2017/03/08	17: 59: 00	67. 7
268	2017/03/08	17: 59: 01	66. 0
269	2017/03/08	17: 59: 02	64. 0
270	2017/03/08	17: 59: 03	64. 9
271	2017/03/08	17: 59: 04	71. 9
272	2017/03/08	17: 59: 05	70. 9
273	2017/03/08	17: 59: 06	69. 0
274	2017/03/08	17: 59: 07	65. 7
275	2017/03/08	17: 59: 08	63. 4
276	2017/03/08	17: 59: 09	66. 1
277	2017/03/08	17: 59: 10	68. 9
278	2017/03/08	17: 59: 11	69. 5
279	2017/03/08	17: 59: 12	69. 4
280	2017/03/08	17: 59: 13	65. 9
281	2017/03/08	17: 59: 14	61. 7
282	2017/03/08	17: 59: 15	56. 0
283	2017/03/08	17: 59: 16	57. 1

284	2017/03/08	17: 59: 17	56. 1
285	2017/03/08	17: 59: 18	55. 3
286	2017/03/08	17: 59: 19	56. 2
287	2017/03/08	17: 59: 20	57. 0
288	2017/03/08	17: 59: 21	59. 0
289	2017/03/08	17: 59: 22	64. 8
290	2017/03/08	17: 59: 23	71. 4
291	2017/03/08	17: 59: 24	69. 8
292	2017/03/08	17: 59: 25	64. 4
293	2017/03/08	17: 59: 26	61. 0
294	2017/03/08	17: 59: 27	60. 2
295	2017/03/08	17: 59: 28	62. 0
296	2017/03/08	17: 59: 29	62. 1
297	2017/03/08	17: 59: 30	64. 2
298	2017/03/08	17: 59: 31	62. 4
299	2017/03/08	17: 59: 32	58. 8
300	2017/03/08	17: 59: 33	57. 5
301	2017/03/08	17: 59: 34	56. 2
302	2017/03/08	17: 59: 35	56. 0
303	2017/03/08	17: 59: 36	54. 1
304	2017/03/08	17: 59: 37	54. 9
305	2017/03/08	17: 59: 38	55. 2
306	2017/03/08	17: 59: 39	56. 6
307	2017/03/08	17: 59: 40	59. 7
308	2017/03/08	17: 59: 41	63. 1
309	2017/03/08	17: 59: 42	64. 6
310	2017/03/08	17: 59: 43	66. 8
311	2017/03/08	17: 59: 44	65. 9
312	2017/03/08	17: 59: 45	64. 0
313	2017/03/08	17: 59: 46	60. 9
314	2017/03/08	17: 59: 47	59. 6
315	2017/03/08	17: 59: 48	58. 9
316	2017/03/08	17: 59: 49	58. 3
317	2017/03/08	17: 59: 50	57. 4
318	2017/03/08	17: 59: 51	54. 4
319	2017/03/08	17: 59: 52	54. 6
320	2017/03/08	17: 59: 53	54. 5
321	2017/03/08	17: 59: 54	52. 8
322	2017/03/08	17: 59: 55	55. 7
323	2017/03/08	17: 59: 56	52. 8
324	2017/03/08	17: 59: 57	53. 9
325	2017/03/08	17: 59: 58	53. 2
326	2017/03/08	17: 59: 59	51. 7
327	2017/03/08	18: 00: 00	51. 6
328	2017/03/08	18: 00: 01	55. 4
329	2017/03/08	18: 00: 02	55. 2
330	2017/03/08	18: 00: 03	55. 1
331	2017/03/08	18: 00: 04	55. 6
332	2017/03/08	18: 00: 05	55. 3
333	2017/03/08	18: 00: 06	56. 5
334	2017/03/08	18: 00: 07	55. 2
335	2017/03/08	18: 00: 08	57. 8
336	2017/03/08	18: 00: 09	62. 9
337	2017/03/08	18: 00: 10	72. 4
338	2017/03/08	18: 00: 11	73. 9
339	2017/03/08	18: 00: 12	69. 4
340	2017/03/08	18: 00: 13	65. 6
341	2017/03/08	18: 00: 14	65. 6
342	2017/03/08	18: 00: 15	70. 2
343	2017/03/08	18: 00: 16	71. 6
344	2017/03/08	18: 00: 17	73. 3
345	2017/03/08	18: 00: 18	75. 3
346	2017/03/08	18: 00: 19	71. 6
347	2017/03/08	18: 00: 20	69. 9
348	2017/03/08	18: 00: 21	71. 4
349	2017/03/08	18: 00: 22	75. 7
350	2017/03/08	18: 00: 23	71. 6
351	2017/03/08	18: 00: 24	72. 6
352	2017/03/08	18: 00: 25	70. 6
353	2017/03/08	18: 00: 26	74. 5
354	2017/03/08	18: 00: 27	71. 0
355	2017/03/08	18: 00: 28	66. 9
356	2017/03/08	18: 00: 29	65. 7
357	2017/03/08	18: 00: 30	65. 4
358	2017/03/08	18: 00: 31	69. 5
359	2017/03/08	18: 00: 32	75. 6
360	2017/03/08	18: 00: 33	77. 0
361	2017/03/08	18: 00: 34	73. 2
362	2017/03/08	18: 00: 35	75. 8
363	2017/03/08	18: 00: 36	77. 5
364	2017/03/08	18: 00: 37	74. 0
365	2017/03/08	18: 00: 38	74. 9
366	2017/03/08	18: 00: 39	75. 0
367	2017/03/08	18: 00: 40	75. 9
368	2017/03/08	18: 00: 41	74. 2
369	2017/03/08	18: 00: 42	74. 1
370	2017/03/08	18: 00: 43	73. 6
371	2017/03/08	18: 00: 44	73. 0
372	2017/03/08	18: 00: 45	70. 8
373	2017/03/08	18: 00: 46	67. 7
374	2017/03/08	18: 00: 47	69. 5
375	2017/03/08	18: 00: 48	69. 2
376	2017/03/08	18: 00: 49	66. 1
377	2017/03/08	18: 00: 50	65. 3
378	2017/03/08	18: 00: 51	67. 6
379	2017/03/08	18: 00: 52	71. 1
380	2017/03/08	18: 00: 53	75. 5
381	2017/03/08	18: 00: 54	70. 6
382	2017/03/08	18: 00: 55	69. 4

383	2017/03/08	18:00:56	66.1
384	2017/03/08	18:00:57	65.5
385	2017/03/08	18:00:58	68.1
386	2017/03/08	18:00:59	77.7
387	2017/03/08	18:01:00	79.5
388	2017/03/08	18:01:01	67.6
389	2017/03/08	18:01:02	65.1
390	2017/03/08	18:01:03	69.3
391	2017/03/08	18:01:04	75.2
392	2017/03/08	18:01:05	70.6
393	2017/03/08	18:01:06	63.9
394	2017/03/08	18:01:07	64.0
395	2017/03/08	18:01:08	72.5
396	2017/03/08	18:01:09	74.8
397	2017/03/08	18:01:10	69.5
398	2017/03/08	18:01:11	73.3
399	2017/03/08	18:01:12	73.4
400	2017/03/08	18:01:13	72.8
401	2017/03/08	18:01:14	65.8
402	2017/03/08	18:01:15	60.6
403	2017/03/08	18:01:16	61.7
404	2017/03/08	18:01:17	63.9
405	2017/03/08	18:01:18	73.2
406	2017/03/08	18:01:19	71.2
407	2017/03/08	18:01:20	65.4
408	2017/03/08	18:01:21	70.5
409	2017/03/08	18:01:22	67.3
410	2017/03/08	18:01:23	62.0
411	2017/03/08	18:01:24	57.8
412	2017/03/08	18:01:25	54.8
413	2017/03/08	18:01:26	53.6
414	2017/03/08	18:01:27	53.4
415	2017/03/08	18:01:28	55.1
416	2017/03/08	18:01:29	58.5
417	2017/03/08	18:01:30	60.9
418	2017/03/08	18:01:31	67.6
419	2017/03/08	18:01:32	68.2
420	2017/03/08	18:01:33	62.1
421	2017/03/08	18:01:34	58.6
422	2017/03/08	18:01:35	55.0
423	2017/03/08	18:01:36	54.1
424	2017/03/08	18:01:37	55.2
425	2017/03/08	18:01:38	59.9
426	2017/03/08	18:01:39	59.6
427	2017/03/08	18:01:40	64.8
428	2017/03/08	18:01:41	68.5
429	2017/03/08	18:01:42	66.2
430	2017/03/08	18:01:43	61.6
431	2017/03/08	18:01:44	59.0
432	2017/03/08	18:01:45	58.3
433	2017/03/08	18:01:46	60.4
434	2017/03/08	18:01:47	66.1
435	2017/03/08	18:01:48	67.5
436	2017/03/08	18:01:49	65.4
437	2017/03/08	18:01:50	68.4
438	2017/03/08	18:01:51	71.5
439	2017/03/08	18:01:52	68.0
440	2017/03/08	18:01:53	63.7
441	2017/03/08	18:01:54	58.5
442	2017/03/08	18:01:55	53.5
443	2017/03/08	18:01:56	51.9
444	2017/03/08	18:01:57	51.7
445	2017/03/08	18:01:58	51.7
446	2017/03/08	18:01:59	51.5
447	2017/03/08	18:02:00	52.6
448	2017/03/08	18:02:01	55.3
449	2017/03/08	18:02:02	59.2
450	2017/03/08	18:02:03	63.1
451	2017/03/08	18:02:04	69.6
452	2017/03/08	18:02:05	67.7
453	2017/03/08	18:02:06	62.3
454	2017/03/08	18:02:07	55.9
455	2017/03/08	18:02:08	52.7
456	2017/03/08	18:02:09	53.2
457	2017/03/08	18:02:10	54.1
458	2017/03/08	18:02:11	61.9
459	2017/03/08	18:02:12	58.9
460	2017/03/08	18:02:13	60.0
461	2017/03/08	18:02:14	64.2
462	2017/03/08	18:02:15	62.9
463	2017/03/08	18:02:16	66.7
464	2017/03/08	18:02:17	65.6
465	2017/03/08	18:02:18	66.8
466	2017/03/08	18:02:19	67.3
467	2017/03/08	18:02:20	66.7
468	2017/03/08	18:02:21	66.8
469	2017/03/08	18:02:22	67.0
470	2017/03/08	18:02:23	69.2
471	2017/03/08	18:02:24	70.1
472	2017/03/08	18:02:25	71.3
473	2017/03/08	18:02:26	67.6
474	2017/03/08	18:02:27	66.2
475	2017/03/08	18:02:28	65.3
476	2017/03/08	18:02:29	64.8
477	2017/03/08	18:02:30	62.9
478	2017/03/08	18:02:31	61.7
479	2017/03/08	18:02:32	59.1
480	2017/03/08	18:02:33	60.1
481	2017/03/08	18:02:34	58.5

482	2017/03/08	18:02:35	62.6
483	2017/03/08	18:02:36	64.5
484	2017/03/08	18:02:37	64.4
485	2017/03/08	18:02:38	64.5
486	2017/03/08	18:02:39	70.7
487	2017/03/08	18:02:40	71.6
488	2017/03/08	18:02:41	74.0
489	2017/03/08	18:02:42	71.4
490	2017/03/08	18:02:43	71.0
491	2017/03/08	18:02:44	74.4
492	2017/03/08	18:02:45	71.1
493	2017/03/08	18:02:46	72.8
494	2017/03/08	18:02:47	69.4
495	2017/03/08	18:02:48	70.9
496	2017/03/08	18:02:49	75.7
497	2017/03/08	18:02:50	75.6
498	2017/03/08	18:02:51	74.4
499	2017/03/08	18:02:52	76.1
500	2017/03/08	18:02:53	73.6
501	2017/03/08	18:02:54	70.3
502	2017/03/08	18:02:55	68.3
503	2017/03/08	18:02:56	63.9
504	2017/03/08	18:02:57	62.3
505	2017/03/08	18:02:58	62.8
506	2017/03/08	18:02:59	65.3
507	2017/03/08	18:03:00	65.0
508	2017/03/08	18:03:01	66.6
509	2017/03/08	18:03:02	63.9
510	2017/03/08	18:03:03	59.0
511	2017/03/08	18:03:04	57.5
512	2017/03/08	18:03:05	57.1
513	2017/03/08	18:03:06	59.1
514	2017/03/08	18:03:07	63.3
515	2017/03/08	18:03:08	69.9
516	2017/03/08	18:03:09	73.1
517	2017/03/08	18:03:10	70.6
518	2017/03/08	18:03:11	69.3
519	2017/03/08	18:03:12	64.3
520	2017/03/08	18:03:13	61.9
521	2017/03/08	18:03:14	66.6
522	2017/03/08	18:03:15	73.6
523	2017/03/08	18:03:16	68.7
524	2017/03/08	18:03:17	66.9
525	2017/03/08	18:03:18	64.0
526	2017/03/08	18:03:19	62.4
527	2017/03/08	18:03:20	60.8
528	2017/03/08	18:03:21	65.4
529	2017/03/08	18:03:22	71.3
530	2017/03/08	18:03:23	71.3
531	2017/03/08	18:03:24	71.8
532	2017/03/08	18:03:25	64.4
533	2017/03/08	18:03:26	62.3
534	2017/03/08	18:03:27	63.9
535	2017/03/08	18:03:28	69.7
536	2017/03/08	18:03:29	67.4
537	2017/03/08	18:03:30	60.6
538	2017/03/08	18:03:31	60.7
539	2017/03/08	18:03:32	62.6
540	2017/03/08	18:03:33	65.2
541	2017/03/08	18:03:34	66.5
542	2017/03/08	18:03:35	65.5
543	2017/03/08	18:03:36	72.1
544	2017/03/08	18:03:37	71.5
545	2017/03/08	18:03:38	64.2
546	2017/03/08	18:03:39	59.2
547	2017/03/08	18:03:40	56.2
548	2017/03/08	18:03:41	56.8
549	2017/03/08	18:03:42	57.1
550	2017/03/08	18:03:43	60.5
551	2017/03/08	18:03:44	62.6
552	2017/03/08	18:03:45	64.4
553	2017/03/08	18:03:46	67.6
554	2017/03/08	18:03:47	70.8
555	2017/03/08	18:03:48	68.2
556	2017/03/08	18:03:49	68.8
557	2017/03/08	18:03:50	65.2
558	2017/03/08	18:03:51	63.9
559	2017/03/08	18:03:52	63.4
560	2017/03/08	18:03:53	66.7
561	2017/03/08	18:03:54	65.0
562	2017/03/08	18:03:55	65.9
563	2017/03/08	18:03:56	64.8
564	2017/03/08	18:03:57	63.2
565	2017/03/08	18:03:58	66.4
566	2017/03/08	18:03:59	65.9
567	2017/03/08	18:04:00	66.7
568	2017/03/08	18:04:01	68.2
569	2017/03/08	18:04:02	67.9
570	2017/03/08	18:04:03	67.6
571	2017/03/08	18:04:04	57.6
572	2017/03/08	18:04:05	56.7
573	2017/03/08	18:04:06	54.1
574	2017/03/08	18:04:07	55.5
575	2017/03/08	18:04:08	53.6
576	2017/03/08	18:04:09	53.2
577	2017/03/08	18:04:10	53.3
578	2017/03/08	18:04:11	55.5
579	2017/03/08	18:04:12	53.4
580	2017/03/08	18:04:13	56.3

581	2017/03/08	18:04:14	53.9
582	2017/03/08	18:04:15	53.7
583	2017/03/08	18:04:16	55.8
584	2017/03/08	18:04:17	52.8
585	2017/03/08	18:04:18	52.9
586	2017/03/08	18:04:19	51.1
587	2017/03/08	18:04:20	53.1
588	2017/03/08	18:04:21	56.7
589	2017/03/08	18:04:22	49.5
590	2017/03/08	18:04:23	52.1
591	2017/03/08	18:04:24	52.5
592	2017/03/08	18:04:25	50.4
593	2017/03/08	18:04:26	52.3
594	2017/03/08	18:04:27	53.1
595	2017/03/08	18:04:28	54.4
596	2017/03/08	18:04:29	55.9
597	2017/03/08	18:04:30	59.2
598	2017/03/08	18:04:31	61.6
599	2017/03/08	18:04:32	63.1
600	2017/03/08	18:04:33	62.7
601	2017/03/08	18:04:34	58.7
602	2017/03/08	18:04:35	56.6
603	2017/03/08	18:04:36	57.7
604	2017/03/08	18:04:37	60.1
605	2017/03/08	18:04:38	63.7
606	2017/03/08	18:04:39	65.2
607	2017/03/08	18:04:40	66.3
608	2017/03/08	18:04:41	66.2
609	2017/03/08	18:04:42	63.5
610	2017/03/08	18:04:43	65.2
611	2017/03/08	18:04:44	68.9
612	2017/03/08	18:04:45	67.4
613	2017/03/08	18:04:46	68.1
614	2017/03/08	18:04:47	65.1
615	2017/03/08	18:04:48	61.9
616	2017/03/08	18:04:49	62.4
617	2017/03/08	18:04:50	69.0
618	2017/03/08	18:04:51	79.5
619	2017/03/08	18:04:52	72.5
620	2017/03/08	18:04:53	64.7
621	2017/03/08	18:04:54	64.0
622	2017/03/08	18:04:55	66.5
623	2017/03/08	18:04:56	66.5
624	2017/03/08	18:04:57	68.6
625	2017/03/08	18:04:58	69.0
626	2017/03/08	18:04:59	69.3
627	2017/03/08	18:05:00	66.9
628	2017/03/08	18:05:01	63.8
629	2017/03/08	18:05:02	59.5
630	2017/03/08	18:05:03	58.0
631	2017/03/08	18:05:04	57.6
632	2017/03/08	18:05:05	55.6
633	2017/03/08	18:05:06	55.7
634	2017/03/08	18:05:07	59.0
635	2017/03/08	18:05:08	63.3
636	2017/03/08	18:05:09	70.4
637	2017/03/08	18:05:10	70.4
638	2017/03/08	18:05:11	69.1
639	2017/03/08	18:05:12	64.5
640	2017/03/08	18:05:13	66.2
641	2017/03/08	18:05:14	70.6
642	2017/03/08	18:05:15	69.1
643	2017/03/08	18:05:16	64.1
644	2017/03/08	18:05:17	64.7
645	2017/03/08	18:05:18	70.6
646	2017/03/08	18:05:19	68.6
647	2017/03/08	18:05:20	62.9
648	2017/03/08	18:05:21	58.0
649	2017/03/08	18:05:22	57.6
650	2017/03/08	18:05:23	61.3
651	2017/03/08	18:05:24	62.3
652	2017/03/08	18:05:25	64.7
653	2017/03/08	18:05:26	72.1
654	2017/03/08	18:05:27	67.4
655	2017/03/08	18:05:28	61.9
656	2017/03/08	18:05:29	58.4
657	2017/03/08	18:05:30	58.0
658	2017/03/08	18:05:31	59.6
659	2017/03/08	18:05:32	61.6
660	2017/03/08	18:05:33	66.6
661	2017/03/08	18:05:34	71.3
662	2017/03/08	18:05:35	68.8
663	2017/03/08	18:05:36	70.7
664	2017/03/08	18:05:37	78.2
665	2017/03/08	18:05:38	70.7
666	2017/03/08	18:05:39	69.1
667	2017/03/08	18:05:40	76.4
668	2017/03/08	18:05:41	71.4
669	2017/03/08	18:05:42	70.7
670	2017/03/08	18:05:43	71.6
671	2017/03/08	18:05:44	74.4
672	2017/03/08	18:05:45	69.9
673	2017/03/08	18:05:46	64.6
674	2017/03/08	18:05:47	62.3
675	2017/03/08	18:05:48	59.7
676	2017/03/08	18:05:49	63.4
677	2017/03/08	18:05:50	68.3
678	2017/03/08	18:05:51	65.8
679	2017/03/08	18:05:52	62.6

680	2017/03/08	18:05:53	59.9
681	2017/03/08	18:05:54	61.3
682	2017/03/08	18:05:55	67.6
683	2017/03/08	18:05:56	71.2
684	2017/03/08	18:05:57	66.1
685	2017/03/08	18:05:58	65.1
686	2017/03/08	18:05:59	67.7
687	2017/03/08	18:06:00	71.6
688	2017/03/08	18:06:01	73.9
689	2017/03/08	18:06:02	76.7
690	2017/03/08	18:06:03	67.7
691	2017/03/08	18:06:04	63.6
692	2017/03/08	18:06:05	62.2
693	2017/03/08	18:06:06	62.7
694	2017/03/08	18:06:07	66.6
695	2017/03/08	18:06:08	69.9
696	2017/03/08	18:06:09	70.1
697	2017/03/08	18:06:10	70.9
698	2017/03/08	18:06:11	70.4
699	2017/03/08	18:06:12	70.9
700	2017/03/08	18:06:13	75.6
701	2017/03/08	18:06:14	74.9
702	2017/03/08	18:06:15	74.2
703	2017/03/08	18:06:16	72.2
704	2017/03/08	18:06:17	69.1
705	2017/03/08	18:06:18	72.5
706	2017/03/08	18:06:19	68.2
707	2017/03/08	18:06:20	65.9
708	2017/03/08	18:06:21	68.0
709	2017/03/08	18:06:22	70.0
710	2017/03/08	18:06:23	68.2
711	2017/03/08	18:06:24	74.0
712	2017/03/08	18:06:25	73.3
713	2017/03/08	18:06:26	72.6
714	2017/03/08	18:06:27	72.2
715	2017/03/08	18:06:28	68.2
716	2017/03/08	18:06:29	64.8
717	2017/03/08	18:06:30	64.5
718	2017/03/08	18:06:31	69.1
719	2017/03/08	18:06:32	68.3
720	2017/03/08	18:06:33	68.7
721	2017/03/08	18:06:34	73.2
722	2017/03/08	18:06:35	71.2
723	2017/03/08	18:06:36	68.8
724	2017/03/08	18:06:37	67.3
725	2017/03/08	18:06:38	68.3
726	2017/03/08	18:06:39	69.1
727	2017/03/08	18:06:40	70.6
728	2017/03/08	18:06:41	68.9
729	2017/03/08	18:06:42	68.9
730	2017/03/08	18:06:43	66.4
731	2017/03/08	18:06:44	62.6
732	2017/03/08	18:06:45	59.0
733	2017/03/08	18:06:46	56.5
734	2017/03/08	18:06:47	58.7
735	2017/03/08	18:06:48	55.5
736	2017/03/08	18:06:49	56.1
737	2017/03/08	18:06:50	55.5
738	2017/03/08	18:06:51	54.9
739	2017/03/08	18:06:52	54.4
740	2017/03/08	18:06:53	55.8
741	2017/03/08	18:06:54	57.5
742	2017/03/08	18:06:55	55.9
743	2017/03/08	18:06:56	59.2
744	2017/03/08	18:06:57	61.0
745	2017/03/08	18:06:58	65.2
746	2017/03/08	18:06:59	63.6
747	2017/03/08	18:07:00	63.3
748	2017/03/08	18:07:01	63.2
749	2017/03/08	18:07:02	62.1
750	2017/03/08	18:07:03	65.3
751	2017/03/08	18:07:04	66.8
752	2017/03/08	18:07:05	68.3
753	2017/03/08	18:07:06	72.1
754	2017/03/08	18:07:07	69.8
755	2017/03/08	18:07:08	64.5
756	2017/03/08	18:07:09	60.2
757	2017/03/08	18:07:10	60.8
758	2017/03/08	18:07:11	63.6
759	2017/03/08	18:07:12	67.0
760	2017/03/08	18:07:13	69.3
761	2017/03/08	18:07:14	63.8
762	2017/03/08	18:07:15	59.8
763	2017/03/08	18:07:16	56.4
764	2017/03/08	18:07:17	54.1
765	2017/03/08	18:07:18	54.1
766	2017/03/08	18:07:19	55.1
767	2017/03/08	18:07:20	56.3
768	2017/03/08	18:07:21	59.3
769	2017/03/08	18:07:22	64.9
770	2017/03/08	18:07:23	71.7
771	2017/03/08	18:07:24	69.7
772	2017/03/08	18:07:25	71.4
773	2017/03/08	18:07:26	70.0
774	2017/03/08	18:07:27	62.9
775	2017/03/08	18:07:28	59.8
776	2017/03/08	18:07:29	59.9
777	2017/03/08	18:07:30	63.2
778	2017/03/08	18:07:31	65.8

779	2017/03/08	18:07:32	64.1
780	2017/03/08	18:07:33	61.0
781	2017/03/08	18:07:34	59.1
782	2017/03/08	18:07:35	58.4
783	2017/03/08	18:07:36	63.0
784	2017/03/08	18:07:37	65.3
785	2017/03/08	18:07:38	65.7
786	2017/03/08	18:07:39	63.7
787	2017/03/08	18:07:40	64.8
788	2017/03/08	18:07:41	65.0
789	2017/03/08	18:07:42	68.7
790	2017/03/08	18:07:43	66.3
791	2017/03/08	18:07:44	65.0
792	2017/03/08	18:07:45	64.6
793	2017/03/08	18:07:46	66.6
794	2017/03/08	18:07:47	63.6
795	2017/03/08	18:07:48	61.7
796	2017/03/08	18:07:49	58.4
797	2017/03/08	18:07:50	60.8
798	2017/03/08	18:07:51	67.9
799	2017/03/08	18:07:52	73.2
800	2017/03/08	18:07:53	71.2
801	2017/03/08	18:07:54	73.0
802	2017/03/08	18:07:55	67.2
803	2017/03/08	18:07:56	63.9
804	2017/03/08	18:07:57	72.7
805	2017/03/08	18:07:58	72.4
806	2017/03/08	18:07:59	71.5
807	2017/03/08	18:08:00	73.2
808	2017/03/08	18:08:01	74.9
809	2017/03/08	18:08:02	71.7
810	2017/03/08	18:08:03	71.5
811	2017/03/08	18:08:04	74.1
812	2017/03/08	18:08:05	74.4
813	2017/03/08	18:08:06	75.2
814	2017/03/08	18:08:07	74.0
815	2017/03/08	18:08:08	76.0
816	2017/03/08	18:08:09	75.0
817	2017/03/08	18:08:10	72.3
818	2017/03/08	18:08:11	71.1
819	2017/03/08	18:08:12	69.7
820	2017/03/08	18:08:13	68.6
821	2017/03/08	18:08:14	67.8
822	2017/03/08	18:08:15	69.0
823	2017/03/08	18:08:16	73.0
824	2017/03/08	18:08:17	67.6
825	2017/03/08	18:08:18	71.6
826	2017/03/08	18:08:19	70.6
827	2017/03/08	18:08:20	71.5
828	2017/03/08	18:08:21	68.3
829	2017/03/08	18:08:22	69.9
830	2017/03/08	18:08:23	74.3
831	2017/03/08	18:08:24	68.4
832	2017/03/08	18:08:25	66.6
833	2017/03/08	18:08:26	66.0
834	2017/03/08	18:08:27	68.9
835	2017/03/08	18:08:28	69.4
836	2017/03/08	18:08:29	72.9
837	2017/03/08	18:08:30	76.6
838	2017/03/08	18:08:31	72.1
839	2017/03/08	18:08:32	70.3
840	2017/03/08	18:08:33	69.6
841	2017/03/08	18:08:34	66.0
842	2017/03/08	18:08:35	64.5
843	2017/03/08	18:08:36	63.8
844	2017/03/08	18:08:37	64.9
845	2017/03/08	18:08:38	64.4
846	2017/03/08	18:08:39	63.3
847	2017/03/08	18:08:40	58.5
848	2017/03/08	18:08:41	56.7
849	2017/03/08	18:08:42	56.3
850	2017/03/08	18:08:43	54.5
851	2017/03/08	18:08:44	54.9
852	2017/03/08	18:08:45	54.2
853	2017/03/08	18:08:46	54.5
854	2017/03/08	18:08:47	56.8
855	2017/03/08	18:08:48	60.9
856	2017/03/08	18:08:49	68.9
857	2017/03/08	18:08:50	70.7
858	2017/03/08	18:08:51	65.4
859	2017/03/08	18:08:52	61.8
860	2017/03/08	18:08:53	57.8
861	2017/03/08	18:08:54	56.5
862	2017/03/08	18:08:55	54.7
863	2017/03/08	18:08:56	53.0
864	2017/03/08	18:08:57	51.5
865	2017/03/08	18:08:58	51.5
866	2017/03/08	18:08:59	52.5
867	2017/03/08	18:09:00	52.4
868	2017/03/08	18:09:01	53.8
869	2017/03/08	18:09:02	53.6
870	2017/03/08	18:09:03	56.4
871	2017/03/08	18:09:04	60.4
872	2017/03/08	18:09:05	64.5
873	2017/03/08	18:09:06	68.4
874	2017/03/08	18:09:07	67.9
875	2017/03/08	18:09:08	64.1
876	2017/03/08	18:09:09	57.9
877	2017/03/08	18:09:10	55.2



878	2017/03/08	18:09:11	53.5
879	2017/03/08	18:09:12	59.7
880	2017/03/08	18:09:13	54.8
881	2017/03/08	18:09:14	57.0
882	2017/03/08	18:09:15	60.2
883	2017/03/08	18:09:16	55.0
884	2017/03/08	18:09:17	54.9
885	2017/03/08	18:09:18	54.9
886	2017/03/08	18:09:19	54.7
887	2017/03/08	18:09:20	55.0
888	2017/03/08	18:09:21	54.8
889	2017/03/08	18:09:22	56.0
890	2017/03/08	18:09:23	57.4
891	2017/03/08	18:09:24	61.8
892	2017/03/08	18:09:25	66.5
893	2017/03/08	18:09:26	70.9
894	2017/03/08	18:09:27	68.4
895	2017/03/08	18:09:28	63.7
896	2017/03/08	18:09:29	61.2
897	2017/03/08	18:09:30	54.8
898	2017/03/08	18:09:31	56.5
899	2017/03/08	18:09:32	57.6
900	2017/03/08	18:09:33	60.5

Freq Weight : A  
Time Weight : FAST  
Level Range : 40-100  
Max dB : 81.4 - 2017/03/08 17:07:05  
Level Range : 40-100  
SEL : 96.3  
Leq : 66.8

## Measurement Location 4

No. s	Date Time	(dB)
1	2017/03/08 17:04:43	59.5
2	2017/03/08 17:04:44	60.7
3	2017/03/08 17:04:45	63.1
4	2017/03/08 17:04:46	66.1
5	2017/03/08 17:04:47	67.5
6	2017/03/08 17:04:48	68.7
7	2017/03/08 17:04:49	67.8
8	2017/03/08 17:04:50	67.4
9	2017/03/08 17:04:51	67.5
10	2017/03/08 17:04:52	67.7
11	2017/03/08 17:04:53	68.7
12	2017/03/08 17:04:54	68.7
13	2017/03/08 17:04:55	68.5
14	2017/03/08 17:04:56	66.3
15	2017/03/08 17:04:57	65.6
16	2017/03/08 17:04:58	65.8
17	2017/03/08 17:04:59	64.2
18	2017/03/08 17:05:00	65.9
19	2017/03/08 17:05:01	69.3
20	2017/03/08 17:05:02	67.5
21	2017/03/08 17:05:03	63.9
22	2017/03/08 17:05:04	60.5
23	2017/03/08 17:05:05	59.6
24	2017/03/08 17:05:06	61.6
25	2017/03/08 17:05:07	66.9
26	2017/03/08 17:05:08	70.6
27	2017/03/08 17:05:09	70.0
28	2017/03/08 17:05:10	67.8
29	2017/03/08 17:05:11	65.8
30	2017/03/08 17:05:12	65.6
31	2017/03/08 17:05:13	64.2
32	2017/03/08 17:05:14	62.1
33	2017/03/08 17:05:15	60.4
34	2017/03/08 17:05:16	58.9
35	2017/03/08 17:05:17	58.5
36	2017/03/08 17:05:18	57.4
37	2017/03/08 17:05:19	58.9
38	2017/03/08 17:05:20	60.8
39	2017/03/08 17:05:21	63.4
40	2017/03/08 17:05:22	67.2
41	2017/03/08 17:05:23	64.4
42	2017/03/08 17:05:24	60.2
43	2017/03/08 17:05:25	59.5
44	2017/03/08 17:05:26	64.0
45	2017/03/08 17:05:27	66.1
46	2017/03/08 17:05:28	70.2
47	2017/03/08 17:05:29	69.7
48	2017/03/08 17:05:30	74.7
49	2017/03/08 17:05:31	71.3
50	2017/03/08 17:05:32	67.9
51	2017/03/08 17:05:33	67.9
52	2017/03/08 17:05:34	68.2
53	2017/03/08 17:05:35	69.5
54	2017/03/08 17:05:36	70.5
55	2017/03/08 17:05:37	69.9
56	2017/03/08 17:05:38	68.9
57	2017/03/08 17:05:39	65.2
58	2017/03/08 17:05:40	65.8
59	2017/03/08 17:05:41	65.3
60	2017/03/08 17:05:42	65.0
61	2017/03/08 17:05:43	67.2
62	2017/03/08 17:05:44	68.4
63	2017/03/08 17:05:45	67.9
64	2017/03/08 17:05:46	66.0
65	2017/03/08 17:05:47	65.8
66	2017/03/08 17:05:48	66.0
67	2017/03/08 17:05:49	66.1
68	2017/03/08 17:05:50	68.4
69	2017/03/08 17:05:51	66.8
70	2017/03/08 17:05:52	68.4
71	2017/03/08 17:05:53	68.1
72	2017/03/08 17:05:54	68.4
73	2017/03/08 17:05:55	65.7
74	2017/03/08 17:05:56	66.0
75	2017/03/08 17:05:57	67.2
76	2017/03/08 17:05:58	67.8
77	2017/03/08 17:05:59	66.3
78	2017/03/08 17:06:00	66.8
79	2017/03/08 17:06:01	65.1
80	2017/03/08 17:06:02	62.6
81	2017/03/08 17:06:03	62.7
82	2017/03/08 17:06:04	63.5
83	2017/03/08 17:06:05	62.2
84	2017/03/08 17:06:06	62.4
85	2017/03/08 17:06:07	65.4

86	2017/03/08	17:06:08	63.1
87	2017/03/08	17:06:09	64.7
88	2017/03/08	17:06:10	63.4
89	2017/03/08	17:06:11	63.4
90	2017/03/08	17:06:12	64.1
91	2017/03/08	17:06:13	62.9
92	2017/03/08	17:06:14	68.6
93	2017/03/08	17:06:15	68.1
94	2017/03/08	17:06:16	60.8
95	2017/03/08	17:06:17	61.7
96	2017/03/08	17:06:18	62.9
97	2017/03/08	17:06:19	73.0
98	2017/03/08	17:06:20	73.5
99	2017/03/08	17:06:21	71.3
100	2017/03/08	17:06:22	72.7
101	2017/03/08	17:06:23	71.0
102	2017/03/08	17:06:24	65.8
103	2017/03/08	17:06:25	60.5
104	2017/03/08	17:06:26	59.8
105	2017/03/08	17:06:27	63.3
106	2017/03/08	17:06:28	60.2
107	2017/03/08	17:06:29	61.4
108	2017/03/08	17:06:30	61.7
109	2017/03/08	17:06:31	60.7
110	2017/03/08	17:06:32	60.9
111	2017/03/08	17:06:33	60.7
112	2017/03/08	17:06:34	59.4
113	2017/03/08	17:06:35	58.9
114	2017/03/08	17:06:36	59.4
115	2017/03/08	17:06:37	58.8
116	2017/03/08	17:06:38	59.9
117	2017/03/08	17:06:39	60.1
118	2017/03/08	17:06:40	59.4
119	2017/03/08	17:06:41	60.3
120	2017/03/08	17:06:42	59.7
121	2017/03/08	17:06:43	60.9
122	2017/03/08	17:06:44	60.7
123	2017/03/08	17:06:45	60.6
124	2017/03/08	17:06:46	59.5
125	2017/03/08	17:06:47	59.1
126	2017/03/08	17:06:48	58.9
127	2017/03/08	17:06:49	58.9
128	2017/03/08	17:06:50	59.1
129	2017/03/08	17:06:51	59.1
130	2017/03/08	17:06:52	59.5
131	2017/03/08	17:06:53	59.4
132	2017/03/08	17:06:54	59.6
133	2017/03/08	17:06:55	59.8
134	2017/03/08	17:06:56	60.6
135	2017/03/08	17:06:57	61.1
136	2017/03/08	17:06:58	61.9
137	2017/03/08	17:06:59	62.8
138	2017/03/08	17:07:00	66.5
139	2017/03/08	17:07:01	71.2
140	2017/03/08	17:07:02	73.4
141	2017/03/08	17:07:03	78.4
142	2017/03/08	17:07:04	78.3
143	2017/03/08	17:07:05	78.6
144	2017/03/08	17:07:06	70.0
145	2017/03/08	17:07:07	68.2
146	2017/03/08	17:07:08	68.9
147	2017/03/08	17:07:09	70.1
148	2017/03/08	17:07:10	71.2
149	2017/03/08	17:07:11	70.8
150	2017/03/08	17:07:12	73.9
151	2017/03/08	17:07:13	73.9
152	2017/03/08	17:07:14	71.6
153	2017/03/08	17:07:15	72.6
154	2017/03/08	17:07:16	71.7
155	2017/03/08	17:07:17	72.2
156	2017/03/08	17:07:18	70.6
157	2017/03/08	17:07:19	70.3
158	2017/03/08	17:07:20	68.4
159	2017/03/08	17:07:21	66.3
160	2017/03/08	17:07:22	67.2
161	2017/03/08	17:07:23	66.0
162	2017/03/08	17:07:24	67.3
163	2017/03/08	17:07:25	71.0
164	2017/03/08	17:07:26	69.3
165	2017/03/08	17:07:27	67.1
166	2017/03/08	17:07:28	63.9
167	2017/03/08	17:07:29	65.3
168	2017/03/08	17:07:30	69.3
169	2017/03/08	17:07:31	67.0
170	2017/03/08	17:07:32	67.4
171	2017/03/08	17:07:33	68.5
172	2017/03/08	17:07:34	67.7
173	2017/03/08	17:07:35	65.7
174	2017/03/08	17:07:36	63.9
175	2017/03/08	17:07:37	63.1
176	2017/03/08	17:07:38	62.8
177	2017/03/08	17:07:39	60.6
178	2017/03/08	17:07:40	60.2
179	2017/03/08	17:07:41	60.9
180	2017/03/08	17:07:42	64.5
181	2017/03/08	17:07:43	68.6
182	2017/03/08	17:07:44	68.6
183	2017/03/08	17:07:45	65.7
184	2017/03/08	17:07:46	61.6

185	2017/03/08	17:07:47	58.7
186	2017/03/08	17:07:48	62.2
187	2017/03/08	17:07:49	64.7
188	2017/03/08	17:07:50	64.1
189	2017/03/08	17:07:51	64.5
190	2017/03/08	17:07:52	65.3
191	2017/03/08	17:07:53	65.7
192	2017/03/08	17:07:54	66.1
193	2017/03/08	17:07:55	66.1
194	2017/03/08	17:07:56	64.3
195	2017/03/08	17:07:57	62.4
196	2017/03/08	17:07:58	61.4
197	2017/03/08	17:07:59	61.6
198	2017/03/08	17:08:00	63.5
199	2017/03/08	17:08:01	63.4
200	2017/03/08	17:08:02	63.7
201	2017/03/08	17:08:03	65.3
202	2017/03/08	17:08:04	67.2
203	2017/03/08	17:08:05	71.4
204	2017/03/08	17:08:06	69.9
205	2017/03/08	17:08:07	66.3
206	2017/03/08	17:08:08	67.5
207	2017/03/08	17:08:09	67.7
208	2017/03/08	17:08:10	67.7
209	2017/03/08	17:08:11	68.4
210	2017/03/08	17:08:12	65.2
211	2017/03/08	17:08:13	60.3
212	2017/03/08	17:08:14	59.4
213	2017/03/08	17:08:15	59.7
214	2017/03/08	17:08:16	60.7
215	2017/03/08	17:08:17	61.9
216	2017/03/08	17:08:18	62.9
217	2017/03/08	17:08:19	63.3
218	2017/03/08	17:08:20	64.4
219	2017/03/08	17:08:21	67.4
220	2017/03/08	17:08:22	73.4
221	2017/03/08	17:08:23	70.1
222	2017/03/08	17:08:24	66.4
223	2017/03/08	17:08:25	63.7
224	2017/03/08	17:08:26	64.4
225	2017/03/08	17:08:27	65.0
226	2017/03/08	17:08:28	66.8
227	2017/03/08	17:08:29	65.0
228	2017/03/08	17:08:30	63.3
229	2017/03/08	17:08:31	64.7
230	2017/03/08	17:08:32	66.1
231	2017/03/08	17:08:33	67.9
232	2017/03/08	17:08:34	65.5
233	2017/03/08	17:08:35	63.7
234	2017/03/08	17:08:36	65.8
235	2017/03/08	17:08:37	63.0
236	2017/03/08	17:08:38	63.3
237	2017/03/08	17:08:39	63.1
238	2017/03/08	17:08:40	61.8
239	2017/03/08	17:08:41	61.4
240	2017/03/08	17:08:42	61.6
241	2017/03/08	17:08:43	62.0
242	2017/03/08	17:08:44	61.3
243	2017/03/08	17:08:45	60.9
244	2017/03/08	17:08:46	60.8
245	2017/03/08	17:08:47	61.7
246	2017/03/08	17:08:48	61.8
247	2017/03/08	17:08:49	62.4
248	2017/03/08	17:08:50	62.9
249	2017/03/08	17:08:51	63.3
250	2017/03/08	17:08:52	64.2
251	2017/03/08	17:08:53	64.7
252	2017/03/08	17:08:54	63.7
253	2017/03/08	17:08:55	61.4
254	2017/03/08	17:08:56	59.8
255	2017/03/08	17:08:57	60.3
256	2017/03/08	17:08:58	59.7
257	2017/03/08	17:08:59	61.1
258	2017/03/08	17:09:00	63.0
259	2017/03/08	17:09:01	62.2
260	2017/03/08	17:09:02	62.0
261	2017/03/08	17:09:03	61.3
262	2017/03/08	17:09:04	60.9
263	2017/03/08	17:09:05	60.9
264	2017/03/08	17:09:06	60.9
265	2017/03/08	17:09:07	61.0
266	2017/03/08	17:09:08	60.7
267	2017/03/08	17:09:09	62.1
268	2017/03/08	17:09:10	60.0
269	2017/03/08	17:09:11	60.4
270	2017/03/08	17:09:12	59.8
271	2017/03/08	17:09:13	59.5
272	2017/03/08	17:09:14	62.2
273	2017/03/08	17:09:15	61.0
274	2017/03/08	17:09:16	62.3
275	2017/03/08	17:09:17	62.7
276	2017/03/08	17:09:18	60.1
277	2017/03/08	17:09:19	60.9
278	2017/03/08	17:09:20	58.5
279	2017/03/08	17:09:21	57.9
280	2017/03/08	17:09:22	58.2
281	2017/03/08	17:09:23	58.1
282	2017/03/08	17:09:24	59.2
283	2017/03/08	17:09:25	59.3

284	2017/03/08	17:09:26	60.4
285	2017/03/08	17:09:27	65.2
286	2017/03/08	17:09:28	71.4
287	2017/03/08	17:09:29	70.3
288	2017/03/08	17:09:30	70.3
289	2017/03/08	17:09:31	70.9
290	2017/03/08	17:09:32	70.2
291	2017/03/08	17:09:33	71.3
292	2017/03/08	17:09:34	72.4
293	2017/03/08	17:09:35	70.4
294	2017/03/08	17:09:36	69.1
295	2017/03/08	17:09:37	69.0
296	2017/03/08	17:09:38	70.4
297	2017/03/08	17:09:39	68.8
298	2017/03/08	17:09:40	65.9
299	2017/03/08	17:09:41	64.3
300	2017/03/08	17:09:42	66.0
301	2017/03/08	17:09:43	65.3
302	2017/03/08	17:09:44	65.3
303	2017/03/08	17:09:45	66.2
304	2017/03/08	17:09:46	71.3
305	2017/03/08	17:09:47	73.5
306	2017/03/08	17:09:48	70.0
307	2017/03/08	17:09:49	67.6
308	2017/03/08	17:09:50	63.2
309	2017/03/08	17:09:51	60.8
310	2017/03/08	17:09:52	60.8
311	2017/03/08	17:09:53	61.4
312	2017/03/08	17:09:54	66.6
313	2017/03/08	17:09:55	65.5
314	2017/03/08	17:09:56	68.1
315	2017/03/08	17:09:57	70.7
316	2017/03/08	17:09:58	69.2
317	2017/03/08	17:09:59	72.2
318	2017/03/08	17:10:00	71.3
319	2017/03/08	17:10:01	74.8
320	2017/03/08	17:10:02	69.4
321	2017/03/08	17:10:03	68.5
322	2017/03/08	17:10:04	68.2
323	2017/03/08	17:10:05	69.6
324	2017/03/08	17:10:06	67.2
325	2017/03/08	17:10:07	65.8
326	2017/03/08	17:10:08	66.2
327	2017/03/08	17:10:09	66.9
328	2017/03/08	17:10:10	65.8
329	2017/03/08	17:10:11	66.2
330	2017/03/08	17:10:12	67.5
331	2017/03/08	17:10:13	65.7
332	2017/03/08	17:10:14	66.7
333	2017/03/08	17:10:15	66.0
334	2017/03/08	17:10:16	65.5
335	2017/03/08	17:10:17	64.1
336	2017/03/08	17:10:18	62.6
337	2017/03/08	17:10:19	63.8
338	2017/03/08	17:10:20	64.4
339	2017/03/08	17:10:21	63.8
340	2017/03/08	17:10:22	62.2
341	2017/03/08	17:10:23	60.4
342	2017/03/08	17:10:24	59.6
343	2017/03/08	17:10:25	59.9
344	2017/03/08	17:10:26	61.7
345	2017/03/08	17:10:27	61.5
346	2017/03/08	17:10:28	64.1
347	2017/03/08	17:10:29	64.9
348	2017/03/08	17:10:30	63.4
349	2017/03/08	17:10:31	61.4
350	2017/03/08	17:10:32	61.8
351	2017/03/08	17:10:33	63.6
352	2017/03/08	17:10:34	62.4
353	2017/03/08	17:10:35	62.7
354	2017/03/08	17:10:36	60.2
355	2017/03/08	17:10:37	59.6
356	2017/03/08	17:10:38	60.8
357	2017/03/08	17:10:39	59.8
358	2017/03/08	17:10:40	58.9
359	2017/03/08	17:10:41	58.2
360	2017/03/08	17:10:42	56.8
361	2017/03/08	17:10:43	59.0
362	2017/03/08	17:10:44	56.1
363	2017/03/08	17:10:45	54.6
364	2017/03/08	17:10:46	54.7
365	2017/03/08	17:10:47	54.3
366	2017/03/08	17:10:48	55.2
367	2017/03/08	17:10:49	55.5
368	2017/03/08	17:10:50	55.5
369	2017/03/08	17:10:51	56.2
370	2017/03/08	17:10:52	57.8
371	2017/03/08	17:10:53	58.5
372	2017/03/08	17:10:54	59.0
373	2017/03/08	17:10:55	59.1
374	2017/03/08	17:10:56	61.5
375	2017/03/08	17:10:57	63.4
376	2017/03/08	17:10:58	65.6
377	2017/03/08	17:10:59	65.7
378	2017/03/08	17:11:00	64.2
379	2017/03/08	17:11:01	63.3
380	2017/03/08	17:11:02	64.3
381	2017/03/08	17:11:03	61.1
382	2017/03/08	17:11:04	60.5

383	2017/03/08	17:11:05	63.3
384	2017/03/08	17:11:06	63.6
385	2017/03/08	17:11:07	62.4
386	2017/03/08	17:11:08	62.8
387	2017/03/08	17:11:09	62.5
388	2017/03/08	17:11:10	64.7
389	2017/03/08	17:11:11	63.8
390	2017/03/08	17:11:12	68.0
391	2017/03/08	17:11:13	72.9
392	2017/03/08	17:11:14	71.9
393	2017/03/08	17:11:15	66.9
394	2017/03/08	17:11:16	61.7
395	2017/03/08	17:11:17	60.8
396	2017/03/08	17:11:18	62.3
397	2017/03/08	17:11:19	65.0
398	2017/03/08	17:11:20	64.2
399	2017/03/08	17:11:21	63.8
400	2017/03/08	17:11:22	62.0
401	2017/03/08	17:11:23	61.1
402	2017/03/08	17:11:24	59.9
403	2017/03/08	17:11:25	61.8
404	2017/03/08	17:11:26	63.3
405	2017/03/08	17:11:27	63.3
406	2017/03/08	17:11:28	64.0
407	2017/03/08	17:11:29	61.9
408	2017/03/08	17:11:30	63.0
409	2017/03/08	17:11:31	60.8
410	2017/03/08	17:11:32	61.5
411	2017/03/08	17:11:33	62.9
412	2017/03/08	17:11:34	63.1
413	2017/03/08	17:11:35	64.6
414	2017/03/08	17:11:36	66.2
415	2017/03/08	17:11:37	66.9
416	2017/03/08	17:11:38	66.8
417	2017/03/08	17:11:39	69.2
418	2017/03/08	17:11:40	68.9
419	2017/03/08	17:11:41	67.2
420	2017/03/08	17:11:42	67.8
421	2017/03/08	17:11:43	69.2
422	2017/03/08	17:11:44	70.0
423	2017/03/08	17:11:45	71.9
424	2017/03/08	17:11:46	71.4
425	2017/03/08	17:11:47	67.6
426	2017/03/08	17:11:48	69.6
427	2017/03/08	17:11:49	68.3
428	2017/03/08	17:11:50	69.5
429	2017/03/08	17:11:51	70.0
430	2017/03/08	17:11:52	71.5
431	2017/03/08	17:11:53	74.9
432	2017/03/08	17:11:54	70.9
433	2017/03/08	17:11:55	69.8
434	2017/03/08	17:11:56	70.7
435	2017/03/08	17:11:57	74.0
436	2017/03/08	17:11:58	74.4
437	2017/03/08	17:11:59	69.8
438	2017/03/08	17:12:00	69.9
439	2017/03/08	17:12:01	70.6
440	2017/03/08	17:12:02	68.1
441	2017/03/08	17:12:03	67.3
442	2017/03/08	17:12:04	65.9
443	2017/03/08	17:12:05	64.1
444	2017/03/08	17:12:06	66.3
445	2017/03/08	17:12:07	68.4
446	2017/03/08	17:12:08	66.5
447	2017/03/08	17:12:09	63.3
448	2017/03/08	17:12:10	62.1
449	2017/03/08	17:12:11	61.8
450	2017/03/08	17:12:12	65.2
451	2017/03/08	17:12:13	69.1
452	2017/03/08	17:12:14	63.5
453	2017/03/08	17:12:15	58.7
454	2017/03/08	17:12:16	57.6
455	2017/03/08	17:12:17	60.1
456	2017/03/08	17:12:18	62.9
457	2017/03/08	17:12:19	65.0
458	2017/03/08	17:12:20	65.1
459	2017/03/08	17:12:21	66.0
460	2017/03/08	17:12:22	63.8
461	2017/03/08	17:12:23	63.4
462	2017/03/08	17:12:24	63.2
463	2017/03/08	17:12:25	66.0
464	2017/03/08	17:12:26	67.7
465	2017/03/08	17:12:27	65.3
466	2017/03/08	17:12:28	63.4
467	2017/03/08	17:12:29	60.8
468	2017/03/08	17:12:30	61.4
469	2017/03/08	17:12:31	59.5
470	2017/03/08	17:12:32	61.6
471	2017/03/08	17:12:33	58.3
472	2017/03/08	17:12:34	59.4
473	2017/03/08	17:12:35	59.3
474	2017/03/08	17:12:36	60.3
475	2017/03/08	17:12:37	60.7
476	2017/03/08	17:12:38	61.3
477	2017/03/08	17:12:39	61.3
478	2017/03/08	17:12:40	61.5
479	2017/03/08	17:12:41	62.5
480	2017/03/08	17:12:42	61.4
481	2017/03/08	17:12:43	61.5

482	2017/03/08	17: 12: 44	63. 6
483	2017/03/08	17: 12: 45	61. 8
484	2017/03/08	17: 12: 46	62. 6
485	2017/03/08	17: 12: 47	60. 3
486	2017/03/08	17: 12: 48	58. 9
487	2017/03/08	17: 12: 49	61. 7
488	2017/03/08	17: 12: 50	58. 8
489	2017/03/08	17: 12: 51	58. 2
490	2017/03/08	17: 12: 52	58. 1
491	2017/03/08	17: 12: 53	57. 2
492	2017/03/08	17: 12: 54	58. 1
493	2017/03/08	17: 12: 55	57. 7
494	2017/03/08	17: 12: 56	58. 2
495	2017/03/08	17: 12: 57	57. 5
496	2017/03/08	17: 12: 58	59. 7
497	2017/03/08	17: 12: 59	62. 9
498	2017/03/08	17: 13: 00	64. 6
499	2017/03/08	17: 13: 01	65. 6
500	2017/03/08	17: 13: 02	65. 7
501	2017/03/08	17: 13: 03	67. 5
502	2017/03/08	17: 13: 04	66. 3
503	2017/03/08	17: 13: 05	66. 7
504	2017/03/08	17: 13: 06	65. 4
505	2017/03/08	17: 13: 07	62. 9
506	2017/03/08	17: 13: 08	64. 5
507	2017/03/08	17: 13: 09	66. 9
508	2017/03/08	17: 13: 10	72. 6
509	2017/03/08	17: 13: 11	68. 0
510	2017/03/08	17: 13: 12	69. 6
511	2017/03/08	17: 13: 13	72. 6
512	2017/03/08	17: 13: 14	70. 4
513	2017/03/08	17: 13: 15	63. 1
514	2017/03/08	17: 13: 16	58. 6
515	2017/03/08	17: 13: 17	57. 0
516	2017/03/08	17: 13: 18	55. 7
517	2017/03/08	17: 13: 19	55. 6
518	2017/03/08	17: 13: 20	56. 1
519	2017/03/08	17: 13: 21	56. 0
520	2017/03/08	17: 13: 22	56. 2
521	2017/03/08	17: 13: 23	57. 6
522	2017/03/08	17: 13: 24	59. 4
523	2017/03/08	17: 13: 25	61. 2
524	2017/03/08	17: 13: 26	62. 6
525	2017/03/08	17: 13: 27	64. 6
526	2017/03/08	17: 13: 28	66. 0
527	2017/03/08	17: 13: 29	64. 9
528	2017/03/08	17: 13: 30	63. 3
529	2017/03/08	17: 13: 31	61. 8
530	2017/03/08	17: 13: 32	60. 2
531	2017/03/08	17: 13: 33	58. 4
532	2017/03/08	17: 13: 34	58. 4
533	2017/03/08	17: 13: 35	58. 2
534	2017/03/08	17: 13: 36	58. 6
535	2017/03/08	17: 13: 37	59. 6
536	2017/03/08	17: 13: 38	59. 6
537	2017/03/08	17: 13: 39	57. 4
538	2017/03/08	17: 13: 40	56. 5
539	2017/03/08	17: 13: 41	56. 1
540	2017/03/08	17: 13: 42	57. 1
541	2017/03/08	17: 13: 43	56. 8
542	2017/03/08	17: 13: 44	57. 1
543	2017/03/08	17: 13: 45	58. 0
544	2017/03/08	17: 13: 46	58. 1
545	2017/03/08	17: 13: 47	59. 5
546	2017/03/08	17: 13: 48	59. 6
547	2017/03/08	17: 13: 49	61. 2
548	2017/03/08	17: 13: 50	62. 4
549	2017/03/08	17: 13: 51	61. 4
550	2017/03/08	17: 13: 52	60. 7
551	2017/03/08	17: 13: 53	58. 5
552	2017/03/08	17: 13: 54	58. 4
553	2017/03/08	17: 13: 55	58. 6
554	2017/03/08	17: 13: 56	59. 4
555	2017/03/08	17: 13: 57	61. 3
556	2017/03/08	17: 13: 58	64. 8
557	2017/03/08	17: 13: 59	68. 1
558	2017/03/08	17: 14: 00	71. 7
559	2017/03/08	17: 14: 01	72. 3
560	2017/03/08	17: 14: 02	71. 5
561	2017/03/08	17: 14: 03	73. 2
562	2017/03/08	17: 14: 04	77. 8
563	2017/03/08	17: 14: 05	70. 7
564	2017/03/08	17: 14: 06	71. 8
565	2017/03/08	17: 14: 07	72. 9
566	2017/03/08	17: 14: 08	69. 5
567	2017/03/08	17: 14: 09	69. 1
568	2017/03/08	17: 14: 10	73. 5
569	2017/03/08	17: 14: 11	72. 0
570	2017/03/08	17: 14: 12	70. 2
571	2017/03/08	17: 14: 13	72. 9
572	2017/03/08	17: 14: 14	69. 7
573	2017/03/08	17: 14: 15	69. 0
574	2017/03/08	17: 14: 16	68. 5
575	2017/03/08	17: 14: 17	68. 1
576	2017/03/08	17: 14: 18	68. 4
577	2017/03/08	17: 14: 19	68. 8
578	2017/03/08	17: 14: 20	67. 3
579	2017/03/08	17: 14: 21	67. 0
580	2017/03/08	17: 14: 22	67. 9

581	2017/03/08	17: 14: 23	67. 8
582	2017/03/08	17: 14: 24	61. 6
583	2017/03/08	17: 14: 25	60. 4
584	2017/03/08	17: 14: 26	62. 6
585	2017/03/08	17: 14: 27	63. 8
586	2017/03/08	17: 14: 28	61. 6
587	2017/03/08	17: 14: 29	56. 9
588	2017/03/08	17: 14: 30	55. 5
589	2017/03/08	17: 14: 31	54. 4
590	2017/03/08	17: 14: 32	55. 3
591	2017/03/08	17: 14: 33	56. 2
592	2017/03/08	17: 14: 34	57. 8
593	2017/03/08	17: 14: 35	59. 0
594	2017/03/08	17: 14: 36	61. 5
595	2017/03/08	17: 14: 37	65. 0
596	2017/03/08	17: 14: 38	67. 7
597	2017/03/08	17: 14: 39	68. 9
598	2017/03/08	17: 14: 40	67. 6
599	2017/03/08	17: 14: 41	65. 4
600	2017/03/08	17: 14: 42	65. 4
601	2017/03/08	17: 14: 43	65. 2
602	2017/03/08	17: 14: 44	65. 0
603	2017/03/08	17: 14: 45	67. 5
604	2017/03/08	17: 14: 46	64. 9
605	2017/03/08	17: 14: 47	63. 5
606	2017/03/08	17: 14: 48	62. 1
607	2017/03/08	17: 14: 49	60. 3
608	2017/03/08	17: 14: 50	58. 7
609	2017/03/08	17: 14: 51	58. 2
610	2017/03/08	17: 14: 52	59. 3
611	2017/03/08	17: 14: 53	60. 2
612	2017/03/08	17: 14: 54	62. 8
613	2017/03/08	17: 14: 55	68. 1
614	2017/03/08	17: 14: 56	61. 9
615	2017/03/08	17: 14: 57	58. 7
616	2017/03/08	17: 14: 58	59. 5
617	2017/03/08	17: 14: 59	61. 5
618	2017/03/08	17: 15: 00	65. 2
619	2017/03/08	17: 15: 01	62. 3
620	2017/03/08	17: 15: 02	62. 9
621	2017/03/08	17: 15: 03	64. 4
622	2017/03/08	17: 15: 04	65. 9
623	2017/03/08	17: 15: 05	64. 2
624	2017/03/08	17: 15: 06	62. 6
625	2017/03/08	17: 15: 07	60. 2
626	2017/03/08	17: 15: 08	61. 4
627	2017/03/08	17: 15: 09	59. 9
628	2017/03/08	17: 15: 10	59. 9
629	2017/03/08	17: 15: 11	61. 0
630	2017/03/08	17: 15: 12	62. 2
631	2017/03/08	17: 15: 13	64. 0
632	2017/03/08	17: 15: 14	65. 1
633	2017/03/08	17: 15: 15	67. 9
634	2017/03/08	17: 15: 16	69. 1
635	2017/03/08	17: 15: 17	69. 2
636	2017/03/08	17: 15: 18	67. 5
637	2017/03/08	17: 15: 19	64. 5
638	2017/03/08	17: 15: 20	65. 0
639	2017/03/08	17: 15: 21	63. 3
640	2017/03/08	17: 15: 22	63. 3
641	2017/03/08	17: 15: 23	63. 0
642	2017/03/08	17: 15: 24	65. 3
643	2017/03/08	17: 15: 25	67. 7
644	2017/03/08	17: 15: 26	69. 6
645	2017/03/08	17: 15: 27	66. 7
646	2017/03/08	17: 15: 28	67. 5
647	2017/03/08	17: 15: 29	64. 8
648	2017/03/08	17: 15: 30	61. 6
649	2017/03/08	17: 15: 31	61. 4
650	2017/03/08	17: 15: 32	61. 8
651	2017/03/08	17: 15: 33	63. 3
652	2017/03/08	17: 15: 34	61. 3
653	2017/03/08	17: 15: 35	59. 1
654	2017/03/08	17: 15: 36	57. 9
655	2017/03/08	17: 15: 37	58. 6
656	2017/03/08	17: 15: 38	57. 9
657	2017/03/08	17: 15: 39	57. 4
658	2017/03/08	17: 15: 40	57. 9
659	2017/03/08	17: 15: 41	58. 9
660	2017/03/08	17: 15: 42	58. 7
661	2017/03/08	17: 15: 43	59. 5
662	2017/03/08	17: 15: 44	59. 1
663	2017/03/08	17: 15: 45	58. 2
664	2017/03/08	17: 15: 46	58. 2
665	2017/03/08	17: 15: 47	58. 5
666	2017/03/08	17: 15: 48	58. 3
667	2017/03/08	17: 15: 49	59. 3
668	2017/03/08	17: 15: 50	59. 0
669	2017/03/08	17: 15: 51	58. 3
670	2017/03/08	17: 15: 52	61. 6
671	2017/03/08	17: 15: 53	61. 5
672	2017/03/08	17: 15: 54	62. 2
673	2017/03/08	17: 15: 55	60. 3
674	2017/03/08	17: 15: 56	62. 2
675	2017/03/08	17: 15: 57	66. 0
676	2017/03/08	17: 15: 58	68. 0
677	2017/03/08	17: 15: 59	69. 0
678	2017/03/08	17: 16: 00	65. 7
679	2017/03/08	17: 16: 01	65. 8



680	2017/03/08	17: 16: 02	62. 9
681	2017/03/08	17: 16: 03	63. 6
682	2017/03/08	17: 16: 04	61. 6
683	2017/03/08	17: 16: 05	61. 2
684	2017/03/08	17: 16: 06	61. 8
685	2017/03/08	17: 16: 07	60. 6
686	2017/03/08	17: 16: 08	60. 5
687	2017/03/08	17: 16: 09	61. 0
688	2017/03/08	17: 16: 10	61. 4
689	2017/03/08	17: 16: 11	63. 8
690	2017/03/08	17: 16: 12	61. 7
691	2017/03/08	17: 16: 13	62. 1
692	2017/03/08	17: 16: 14	65. 2
693	2017/03/08	17: 16: 15	63. 6
694	2017/03/08	17: 16: 16	71. 3
695	2017/03/08	17: 16: 17	68. 2
696	2017/03/08	17: 16: 18	66. 6
697	2017/03/08	17: 16: 19	68. 9
698	2017/03/08	17: 16: 20	70. 0
699	2017/03/08	17: 16: 21	67. 9
700	2017/03/08	17: 16: 22	68. 3
701	2017/03/08	17: 16: 23	68. 9
702	2017/03/08	17: 16: 24	72. 7
703	2017/03/08	17: 16: 25	73. 2
704	2017/03/08	17: 16: 26	71. 6
705	2017/03/08	17: 16: 27	71. 6
706	2017/03/08	17: 16: 28	71. 7
707	2017/03/08	17: 16: 29	72. 8
708	2017/03/08	17: 16: 30	76. 1
709	2017/03/08	17: 16: 31	77. 5
710	2017/03/08	17: 16: 32	79. 0
711	2017/03/08	17: 16: 33	72. 4
712	2017/03/08	17: 16: 34	69. 9
713	2017/03/08	17: 16: 35	68. 1
714	2017/03/08	17: 16: 36	69. 4
715	2017/03/08	17: 16: 37	67. 8
716	2017/03/08	17: 16: 38	65. 0
717	2017/03/08	17: 16: 39	63. 7
718	2017/03/08	17: 16: 40	62. 8
719	2017/03/08	17: 16: 41	61. 1
720	2017/03/08	17: 16: 42	61. 0
721	2017/03/08	17: 16: 43	61. 0
722	2017/03/08	17: 16: 44	60. 3
723	2017/03/08	17: 16: 45	60. 2
724	2017/03/08	17: 16: 46	60. 6
725	2017/03/08	17: 16: 47	61. 7
726	2017/03/08	17: 16: 48	61. 4
727	2017/03/08	17: 16: 49	60. 8
728	2017/03/08	17: 16: 50	59. 5
729	2017/03/08	17: 16: 51	60. 1
730	2017/03/08	17: 16: 52	63. 7
731	2017/03/08	17: 16: 53	64. 9
732	2017/03/08	17: 16: 54	63. 8
733	2017/03/08	17: 16: 55	65. 5
734	2017/03/08	17: 16: 56	66. 9
735	2017/03/08	17: 16: 57	67. 5
736	2017/03/08	17: 16: 58	67. 9
737	2017/03/08	17: 16: 59	69. 2
738	2017/03/08	17: 17: 00	67. 9
739	2017/03/08	17: 17: 01	68. 7
740	2017/03/08	17: 17: 02	67. 1
741	2017/03/08	17: 17: 03	70. 8
742	2017/03/08	17: 17: 04	74. 1
743	2017/03/08	17: 17: 05	79. 4
744	2017/03/08	17: 17: 06	75. 1
745	2017/03/08	17: 17: 07	71. 8
746	2017/03/08	17: 17: 08	69. 8
747	2017/03/08	17: 17: 09	70. 0
748	2017/03/08	17: 17: 10	69. 0
749	2017/03/08	17: 17: 11	67. 7
750	2017/03/08	17: 17: 12	68. 2
751	2017/03/08	17: 17: 13	71. 2
752	2017/03/08	17: 17: 14	69. 9
753	2017/03/08	17: 17: 15	70. 2
754	2017/03/08	17: 17: 16	68. 2
755	2017/03/08	17: 17: 17	66. 1
756	2017/03/08	17: 17: 18	67. 0
757	2017/03/08	17: 17: 19	66. 6
758	2017/03/08	17: 17: 20	67. 2
759	2017/03/08	17: 17: 21	67. 0
760	2017/03/08	17: 17: 22	68. 0
761	2017/03/08	17: 17: 23	66. 4
762	2017/03/08	17: 17: 24	65. 0
763	2017/03/08	17: 17: 25	62. 2
764	2017/03/08	17: 17: 26	61. 2
765	2017/03/08	17: 17: 27	62. 2
766	2017/03/08	17: 17: 28	63. 2
767	2017/03/08	17: 17: 29	63. 3
768	2017/03/08	17: 17: 30	64. 2
769	2017/03/08	17: 17: 31	62. 6
770	2017/03/08	17: 17: 32	62. 0
771	2017/03/08	17: 17: 33	62. 3
772	2017/03/08	17: 17: 34	60. 9
773	2017/03/08	17: 17: 35	61. 8
774	2017/03/08	17: 17: 36	60. 8
775	2017/03/08	17: 17: 37	61. 5
776	2017/03/08	17: 17: 38	61. 1
777	2017/03/08	17: 17: 39	62. 9
778	2017/03/08	17: 17: 40	64. 9

779	2017/03/08	17:17:41	65.3
780	2017/03/08	17:17:42	64.3
781	2017/03/08	17:17:43	64.9
782	2017/03/08	17:17:44	63.2
783	2017/03/08	17:17:45	62.8
784	2017/03/08	17:17:46	63.1
785	2017/03/08	17:17:47	61.8
786	2017/03/08	17:17:48	61.6
787	2017/03/08	17:17:49	63.3
788	2017/03/08	17:17:50	64.1
789	2017/03/08	17:17:51	64.4
790	2017/03/08	17:17:52	66.4
791	2017/03/08	17:17:53	67.1
792	2017/03/08	17:17:54	65.5
793	2017/03/08	17:17:55	65.0
794	2017/03/08	17:17:56	62.8
795	2017/03/08	17:17:57	62.0
796	2017/03/08	17:17:58	62.7
797	2017/03/08	17:17:59	62.3
798	2017/03/08	17:18:00	61.8
799	2017/03/08	17:18:01	62.1
800	2017/03/08	17:18:02	62.7
801	2017/03/08	17:18:03	65.2
802	2017/03/08	17:18:04	67.1
803	2017/03/08	17:18:05	66.3
804	2017/03/08	17:18:06	62.5
805	2017/03/08	17:18:07	63.4
806	2017/03/08	17:18:08	64.1
807	2017/03/08	17:18:09	64.5
808	2017/03/08	17:18:10	65.3
809	2017/03/08	17:18:11	66.6
810	2017/03/08	17:18:12	67.5
811	2017/03/08	17:18:13	66.5
812	2017/03/08	17:18:14	66.7
813	2017/03/08	17:18:15	66.0
814	2017/03/08	17:18:16	66.5
815	2017/03/08	17:18:17	70.6
816	2017/03/08	17:18:18	70.5
817	2017/03/08	17:18:19	71.6
818	2017/03/08	17:18:20	68.9
819	2017/03/08	17:18:21	68.5
820	2017/03/08	17:18:22	67.5
821	2017/03/08	17:18:23	65.1
822	2017/03/08	17:18:24	64.4
823	2017/03/08	17:18:25	65.1
824	2017/03/08	17:18:26	65.1
825	2017/03/08	17:18:27	67.3
826	2017/03/08	17:18:28	67.8
827	2017/03/08	17:18:29	67.2
828	2017/03/08	17:18:30	65.4
829	2017/03/08	17:18:31	61.5
830	2017/03/08	17:18:32	58.9
831	2017/03/08	17:18:33	58.4
832	2017/03/08	17:18:34	56.6
833	2017/03/08	17:18:35	55.6
834	2017/03/08	17:18:36	55.4
835	2017/03/08	17:18:37	55.9
836	2017/03/08	17:18:38	55.0
837	2017/03/08	17:18:39	56.0
838	2017/03/08	17:18:40	57.2
839	2017/03/08	17:18:41	58.4
840	2017/03/08	17:18:42	60.0
841	2017/03/08	17:18:43	63.7
842	2017/03/08	17:18:44	66.0
843	2017/03/08	17:18:45	68.9
844	2017/03/08	17:18:46	70.9
845	2017/03/08	17:18:47	72.3
846	2017/03/08	17:18:48	70.1
847	2017/03/08	17:18:49	65.9
848	2017/03/08	17:18:50	63.7
849	2017/03/08	17:18:51	62.8
850	2017/03/08	17:18:52	65.4
851	2017/03/08	17:18:53	67.1
852	2017/03/08	17:18:54	65.7
853	2017/03/08	17:18:55	64.8
854	2017/03/08	17:18:56	68.4
855	2017/03/08	17:18:57	70.3
856	2017/03/08	17:18:58	71.9
857	2017/03/08	17:18:59	69.8
858	2017/03/08	17:19:00	68.1
859	2017/03/08	17:19:01	67.6
860	2017/03/08	17:19:02	68.5
861	2017/03/08	17:19:03	66.5
862	2017/03/08	17:19:04	64.3
863	2017/03/08	17:19:05	62.7
864	2017/03/08	17:19:06	61.4
865	2017/03/08	17:19:07	59.9
866	2017/03/08	17:19:08	60.5
867	2017/03/08	17:19:09	58.9
868	2017/03/08	17:19:10	58.1
869	2017/03/08	17:19:11	58.1
870	2017/03/08	17:19:12	62.5
871	2017/03/08	17:19:13	59.1
872	2017/03/08	17:19:14	58.7
873	2017/03/08	17:19:15	58.8
874	2017/03/08	17:19:16	58.8
875	2017/03/08	17:19:17	59.1
876	2017/03/08	17:19:18	56.4
877	2017/03/08	17:19:19	56.7

878	2017/03/08	17:19:20	57.4
879	2017/03/08	17:19:21	58.7
880	2017/03/08	17:19:22	60.8
881	2017/03/08	17:19:23	60.1
882	2017/03/08	17:19:24	62.3
883	2017/03/08	17:19:25	63.6
884	2017/03/08	17:19:26	66.9
885	2017/03/08	17:19:27	73.9
886	2017/03/08	17:19:28	69.4
887	2017/03/08	17:19:29	66.1
888	2017/03/08	17:19:30	63.4
889	2017/03/08	17:19:31	60.6
890	2017/03/08	17:19:32	58.8
891	2017/03/08	17:19:33	59.3
892	2017/03/08	17:19:34	61.9
893	2017/03/08	17:19:35	62.3
894	2017/03/08	17:19:36	65.6
895	2017/03/08	17:19:37	64.8
896	2017/03/08	17:19:38	64.7
897	2017/03/08	17:19:39	63.8
898	2017/03/08	17:19:40	62.5
899	2017/03/08	17:19:41	61.9
900	2017/03/08	17:19:42	62.0

Santa Barbara dog park - noise measurement

Address	Time	Measurme	LAeq	LAE	LAmx	LAmn	LA10	LA33	
1	6:11:50 AM	0:15:00	51.8	81.3	79.3	34.6	48.8	43	

LA50	LA90	LA95	Lppeak	Over	Under	Pause
41.7	38.4	37.5	92.1	-	-	-

Freq Weight : A  
Time Weight : FAST  
Level Range : 30-90  
Max dB : 87.5 - 2015/09/12 09: 50: 22  
Level Range : 30-90  
SEL : 83. 8  
Leq : 54. 3

No. s	Date Time	(dB)
1	2015/09/12 09: 38: 09	39. 7
2	2015/09/12 09: 38: 10	38. 2
3	2015/09/12 09: 38: 11	37. 1
4	2015/09/12 09: 38: 12	39. 7
5	2015/09/12 09: 38: 13	41. 9
6	2015/09/12 09: 38: 14	41. 1
7	2015/09/12 09: 38: 15	37. 3
8	2015/09/12 09: 38: 16	40. 0
9	2015/09/12 09: 38: 17	40. 0
10	2015/09/12 09: 38: 18	39. 9
11	2015/09/12 09: 38: 19	41. 6
12	2015/09/12 09: 38: 20	41. 5
13	2015/09/12 09: 38: 21	45. 4
14	2015/09/12 09: 38: 22	43. 5
15	2015/09/12 09: 38: 23	44. 4
16	2015/09/12 09: 38: 24	42. 0
17	2015/09/12 09: 38: 25	42. 2
18	2015/09/12 09: 38: 26	43. 2
19	2015/09/12 09: 38: 27	41. 6
20	2015/09/12 09: 38: 28	42. 4
21	2015/09/12 09: 38: 29	42. 6
22	2015/09/12 09: 38: 30	42. 8
23	2015/09/12 09: 38: 31	43. 3
24	2015/09/12 09: 38: 32	41. 5
25	2015/09/12 09: 38: 33	43. 2
26	2015/09/12 09: 38: 34	42. 0
27	2015/09/12 09: 38: 35	41. 5
28	2015/09/12 09: 38: 36	47. 7
29	2015/09/12 09: 38: 37	41. 5
30	2015/09/12 09: 38: 38	44. 4
31	2015/09/12 09: 38: 39	43. 8
32	2015/09/12 09: 38: 40	45. 8
33	2015/09/12 09: 38: 41	39. 9
34	2015/09/12 09: 38: 42	40. 6
35	2015/09/12 09: 38: 43	41. 0
36	2015/09/12 09: 38: 44	41. 6
37	2015/09/12 09: 38: 45	42. 1
38	2015/09/12 09: 38: 46	43. 5
39	2015/09/12 09: 38: 47	42. 7
40	2015/09/12 09: 38: 48	49. 5
41	2015/09/12 09: 38: 49	46. 5
42	2015/09/12 09: 38: 50	39. 7
43	2015/09/12 09: 38: 51	39. 7
44	2015/09/12 09: 38: 52	40. 0
45	2015/09/12 09: 38: 53	55. 6
46	2015/09/12 09: 38: 54	39. 8
47	2015/09/12 09: 38: 55	54. 1
48	2015/09/12 09: 38: 56	60. 3
49	2015/09/12 09: 38: 57	53. 4
50	2015/09/12 09: 38: 58	41. 1
51	2015/09/12 09: 38: 59	55. 2
52	2015/09/12 09: 39: 00	45. 9
53	2015/09/12 09: 39: 01	40. 9
54	2015/09/12 09: 39: 02	73. 0
55	2015/09/12 09: 39: 03	70. 0
56	2015/09/12 09: 39: 04	42. 8
57	2015/09/12 09: 39: 05	42. 2
58	2015/09/12 09: 39: 06	45. 0
59	2015/09/12 09: 39: 07	62. 4
60	2015/09/12 09: 39: 08	75. 0
61	2015/09/12 09: 39: 09	70. 4
62	2015/09/12 09: 39: 10	46. 9
63	2015/09/12 09: 39: 11	39. 2
64	2015/09/12 09: 39: 12	43. 4
65	2015/09/12 09: 39: 13	40. 4
66	2015/09/12 09: 39: 14	43. 0
67	2015/09/12 09: 39: 15	47. 7
68	2015/09/12 09: 39: 16	42. 2
69	2015/09/12 09: 39: 17	41. 7
70	2015/09/12 09: 39: 18	45. 1
71	2015/09/12 09: 39: 19	47. 4
72	2015/09/12 09: 39: 20	44. 4
73	2015/09/12 09: 39: 21	42. 4
74	2015/09/12 09: 39: 22	41. 8
75	2015/09/12 09: 39: 23	40. 1
76	2015/09/12 09: 39: 24	39. 8
77	2015/09/12 09: 39: 25	40. 0
78	2015/09/12 09: 39: 26	44. 1
79	2015/09/12 09: 39: 27	52. 8
80	2015/09/12 09: 39: 28	47. 1
81	2015/09/12 09: 39: 29	44. 1
82	2015/09/12 09: 39: 30	45. 9
83	2015/09/12 09: 39: 31	42. 0
84	2015/09/12 09: 39: 32	47. 4
85	2015/09/12 09: 39: 33	60. 3

86	2015/09/12	09:39:34	38.2
87	2015/09/12	09:39:35	38.4
88	2015/09/12	09:39:36	37.5
89	2015/09/12	09:39:37	36.7
90	2015/09/12	09:39:38	41.6
91	2015/09/12	09:39:39	44.8
92	2015/09/12	09:39:40	37.9
93	2015/09/12	09:39:41	41.8
94	2015/09/12	09:39:42	41.9
95	2015/09/12	09:39:43	39.7
96	2015/09/12	09:39:44	40.0
97	2015/09/12	09:39:45	39.3
98	2015/09/12	09:39:46	38.3
99	2015/09/12	09:39:47	38.9
100	2015/09/12	09:39:48	39.8
101	2015/09/12	09:39:49	39.4
102	2015/09/12	09:39:50	41.5
103	2015/09/12	09:39:51	42.2
104	2015/09/12	09:39:52	42.9
105	2015/09/12	09:39:53	42.2
106	2015/09/12	09:39:54	41.4
107	2015/09/12	09:39:55	43.3
108	2015/09/12	09:39:56	41.0
109	2015/09/12	09:39:57	49.0
110	2015/09/12	09:39:58	40.6
111	2015/09/12	09:39:59	42.0
112	2015/09/12	09:40:00	39.5
113	2015/09/12	09:40:01	41.1
114	2015/09/12	09:40:02	41.5
115	2015/09/12	09:40:03	40.9
116	2015/09/12	09:40:04	44.1
117	2015/09/12	09:40:05	41.2
118	2015/09/12	09:40:06	43.4
119	2015/09/12	09:40:07	41.5
120	2015/09/12	09:40:08	45.3
121	2015/09/12	09:40:09	43.2
122	2015/09/12	09:40:10	44.5
123	2015/09/12	09:40:11	43.4
124	2015/09/12	09:40:12	44.2
125	2015/09/12	09:40:13	43.2
126	2015/09/12	09:40:14	42.1
127	2015/09/12	09:40:15	41.7
128	2015/09/12	09:40:16	41.6
129	2015/09/12	09:40:17	47.3
130	2015/09/12	09:40:18	42.2
131	2015/09/12	09:40:19	47.1
132	2015/09/12	09:40:20	39.7
133	2015/09/12	09:40:21	41.4
134	2015/09/12	09:40:22	39.1
135	2015/09/12	09:40:23	41.0
136	2015/09/12	09:40:24	38.0
137	2015/09/12	09:40:25	38.9
138	2015/09/12	09:40:26	46.4
139	2015/09/12	09:40:27	37.0
140	2015/09/12	09:40:28	43.7
141	2015/09/12	09:40:29	39.9
142	2015/09/12	09:40:30	47.4
143	2015/09/12	09:40:31	37.4
144	2015/09/12	09:40:32	51.2
145	2015/09/12	09:40:33	41.9
146	2015/09/12	09:40:34	44.2
147	2015/09/12	09:40:35	56.7
148	2015/09/12	09:40:36	46.7
149	2015/09/12	09:40:37	47.0
150	2015/09/12	09:40:38	45.0
151	2015/09/12	09:40:39	43.3
152	2015/09/12	09:40:40	41.2
153	2015/09/12	09:40:41	43.6
154	2015/09/12	09:40:42	43.8
155	2015/09/12	09:40:43	40.8
156	2015/09/12	09:40:44	46.0
157	2015/09/12	09:40:45	43.5
158	2015/09/12	09:40:46	40.2
159	2015/09/12	09:40:47	43.4
160	2015/09/12	09:40:48	42.3
161	2015/09/12	09:40:49	43.0
162	2015/09/12	09:40:50	39.6
163	2015/09/12	09:40:51	52.3
164	2015/09/12	09:40:52	41.4
165	2015/09/12	09:40:53	45.8
166	2015/09/12	09:40:54	45.6
167	2015/09/12	09:40:55	41.0
168	2015/09/12	09:40:56	43.4
169	2015/09/12	09:40:57	39.8
170	2015/09/12	09:40:58	39.5
171	2015/09/12	09:40:59	44.3
172	2015/09/12	09:41:00	40.7
173	2015/09/12	09:41:01	40.2
174	2015/09/12	09:41:02	44.8
175	2015/09/12	09:41:03	41.8
176	2015/09/12	09:41:04	42.0
177	2015/09/12	09:41:05	46.1
178	2015/09/12	09:41:06	53.3
179	2015/09/12	09:41:07	42.4
180	2015/09/12	09:41:08	39.2
181	2015/09/12	09:41:09	40.6
182	2015/09/12	09:41:10	49.7
183	2015/09/12	09:41:11	42.1
184	2015/09/12	09:41:12	49.3

185	2015/09/12	09:41:13	43.5
186	2015/09/12	09:41:14	41.0
187	2015/09/12	09:41:15	39.9
188	2015/09/12	09:41:16	40.1
189	2015/09/12	09:41:17	40.1
190	2015/09/12	09:41:18	43.0
191	2015/09/12	09:41:19	40.4
192	2015/09/12	09:41:20	40.6
193	2015/09/12	09:41:21	40.6
194	2015/09/12	09:41:22	40.9
195	2015/09/12	09:41:23	41.3
196	2015/09/12	09:41:24	42.9
197	2015/09/12	09:41:25	41.1
198	2015/09/12	09:41:26	41.3
199	2015/09/12	09:41:27	43.0
200	2015/09/12	09:41:28	41.7
201	2015/09/12	09:41:29	41.2
202	2015/09/12	09:41:30	41.1
203	2015/09/12	09:41:31	43.6
204	2015/09/12	09:41:32	45.0
205	2015/09/12	09:41:33	44.0
206	2015/09/12	09:41:34	43.8
207	2015/09/12	09:41:35	42.8
208	2015/09/12	09:41:36	41.6
209	2015/09/12	09:41:37	41.6
210	2015/09/12	09:41:38	41.9
211	2015/09/12	09:41:39	43.7
212	2015/09/12	09:41:40	41.4
213	2015/09/12	09:41:41	40.7
214	2015/09/12	09:41:42	43.2
215	2015/09/12	09:41:43	41.8
216	2015/09/12	09:41:44	41.4
217	2015/09/12	09:41:45	43.0
218	2015/09/12	09:41:46	40.0
219	2015/09/12	09:41:47	40.8
220	2015/09/12	09:41:48	40.0
221	2015/09/12	09:41:49	40.3
222	2015/09/12	09:41:50	37.4
223	2015/09/12	09:41:51	37.1
224	2015/09/12	09:41:52	36.3
225	2015/09/12	09:41:53	38.1
226	2015/09/12	09:41:54	36.0
227	2015/09/12	09:41:55	35.5
228	2015/09/12	09:41:56	36.0
229	2015/09/12	09:41:57	37.7
230	2015/09/12	09:41:58	35.8
231	2015/09/12	09:41:59	38.3
232	2015/09/12	09:42:00	35.3
233	2015/09/12	09:42:01	43.8
234	2015/09/12	09:42:02	40.1
235	2015/09/12	09:42:03	38.3
236	2015/09/12	09:42:04	36.6
237	2015/09/12	09:42:05	35.1
238	2015/09/12	09:42:06	46.8
239	2015/09/12	09:42:07	39.6
240	2015/09/12	09:42:08	39.2
241	2015/09/12	09:42:09	38.5
242	2015/09/12	09:42:10	37.0
243	2015/09/12	09:42:11	40.7
244	2015/09/12	09:42:12	42.9
245	2015/09/12	09:42:13	39.7
246	2015/09/12	09:42:14	46.8
247	2015/09/12	09:42:15	40.3
248	2015/09/12	09:42:16	43.6
249	2015/09/12	09:42:17	40.9
250	2015/09/12	09:42:18	40.6
251	2015/09/12	09:42:19	40.7
252	2015/09/12	09:42:20	43.3
253	2015/09/12	09:42:21	41.0
254	2015/09/12	09:42:22	40.0
255	2015/09/12	09:42:23	42.6
256	2015/09/12	09:42:24	39.2
257	2015/09/12	09:42:25	43.6
258	2015/09/12	09:42:26	40.4
259	2015/09/12	09:42:27	39.9
260	2015/09/12	09:42:28	40.3
261	2015/09/12	09:42:29	40.9
262	2015/09/12	09:42:30	47.6
263	2015/09/12	09:42:31	46.2
264	2015/09/12	09:42:32	42.4
265	2015/09/12	09:42:33	43.2
266	2015/09/12	09:42:34	43.0
267	2015/09/12	09:42:35	43.1
268	2015/09/12	09:42:36	41.7
269	2015/09/12	09:42:37	44.4
270	2015/09/12	09:42:38	42.8
271	2015/09/12	09:42:39	42.1
272	2015/09/12	09:42:40	39.9
273	2015/09/12	09:42:41	40.2
274	2015/09/12	09:42:42	39.7
275	2015/09/12	09:42:43	39.5
276	2015/09/12	09:42:44	39.4
277	2015/09/12	09:42:45	40.0
278	2015/09/12	09:42:46	40.5
279	2015/09/12	09:42:47	40.0
280	2015/09/12	09:42:48	40.7
281	2015/09/12	09:42:49	41.0
282	2015/09/12	09:42:50	41.4
283	2015/09/12	09:42:51	40.6



284	2015/09/12	09:42:52	42.9
285	2015/09/12	09:42:53	40.1
286	2015/09/12	09:42:54	41.3
287	2015/09/12	09:42:55	42.2
288	2015/09/12	09:42:56	41.9
289	2015/09/12	09:42:57	42.1
290	2015/09/12	09:42:58	42.0
291	2015/09/12	09:42:59	41.9
292	2015/09/12	09:43:00	43.4
293	2015/09/12	09:43:01	44.1
294	2015/09/12	09:43:02	44.4
295	2015/09/12	09:43:03	40.4
296	2015/09/12	09:43:04	38.8
297	2015/09/12	09:43:05	40.0
298	2015/09/12	09:43:06	39.0
299	2015/09/12	09:43:07	39.0
300	2015/09/12	09:43:08	38.4
301	2015/09/12	09:43:09	40.4
302	2015/09/12	09:43:10	41.0
303	2015/09/12	09:43:11	40.7
304	2015/09/12	09:43:12	39.8
305	2015/09/12	09:43:13	39.2
306	2015/09/12	09:43:14	38.2
307	2015/09/12	09:43:15	37.1
308	2015/09/12	09:43:16	37.2
309	2015/09/12	09:43:17	39.5
310	2015/09/12	09:43:18	37.7
311	2015/09/12	09:43:19	38.3
312	2015/09/12	09:43:20	37.7
313	2015/09/12	09:43:21	38.7
314	2015/09/12	09:43:22	40.8
315	2015/09/12	09:43:23	39.5
316	2015/09/12	09:43:24	40.3
317	2015/09/12	09:43:25	39.1
318	2015/09/12	09:43:26	51.2
319	2015/09/12	09:43:27	41.8
320	2015/09/12	09:43:28	39.3
321	2015/09/12	09:43:29	38.2
322	2015/09/12	09:43:30	39.7
323	2015/09/12	09:43:31	39.2
324	2015/09/12	09:43:32	40.0
325	2015/09/12	09:43:33	40.5
326	2015/09/12	09:43:34	41.4
327	2015/09/12	09:43:35	40.4
328	2015/09/12	09:43:36	41.2
329	2015/09/12	09:43:37	38.0
330	2015/09/12	09:43:38	36.2
331	2015/09/12	09:43:39	35.6
332	2015/09/12	09:43:40	36.5
333	2015/09/12	09:43:41	35.7
334	2015/09/12	09:43:42	49.5
335	2015/09/12	09:43:43	45.4
336	2015/09/12	09:43:44	36.3
337	2015/09/12	09:43:45	44.4
338	2015/09/12	09:43:46	41.0
339	2015/09/12	09:43:47	36.8
340	2015/09/12	09:43:48	36.3
341	2015/09/12	09:43:49	42.3
342	2015/09/12	09:43:50	40.2
343	2015/09/12	09:43:51	38.0
344	2015/09/12	09:43:52	39.7
345	2015/09/12	09:43:53	39.8
346	2015/09/12	09:43:54	39.3
347	2015/09/12	09:43:55	38.5
348	2015/09/12	09:43:56	38.6
349	2015/09/12	09:43:57	39.4
350	2015/09/12	09:43:58	40.7
351	2015/09/12	09:43:59	44.3
352	2015/09/12	09:44:00	40.5
353	2015/09/12	09:44:01	40.6
354	2015/09/12	09:44:02	39.5
355	2015/09/12	09:44:03	40.2
356	2015/09/12	09:44:04	39.1
357	2015/09/12	09:44:05	37.0
358	2015/09/12	09:44:06	37.0
359	2015/09/12	09:44:07	36.7
360	2015/09/12	09:44:08	36.2
361	2015/09/12	09:44:09	36.3
362	2015/09/12	09:44:10	39.0
363	2015/09/12	09:44:11	36.7
364	2015/09/12	09:44:12	36.3
365	2015/09/12	09:44:13	37.8
366	2015/09/12	09:44:14	37.2
367	2015/09/12	09:44:15	39.9
368	2015/09/12	09:44:16	40.4
369	2015/09/12	09:44:17	39.2
370	2015/09/12	09:44:18	41.4
371	2015/09/12	09:44:19	38.7
372	2015/09/12	09:44:20	37.8
373	2015/09/12	09:44:21	38.5
374	2015/09/12	09:44:22	39.2
375	2015/09/12	09:44:23	37.4
376	2015/09/12	09:44:24	38.5
377	2015/09/12	09:44:25	38.8
378	2015/09/12	09:44:26	39.1
379	2015/09/12	09:44:27	38.7
380	2015/09/12	09:44:28	40.7
381	2015/09/12	09:44:29	42.3
382	2015/09/12	09:44:30	43.1

383	2015/09/12	09:44:31	43.5
384	2015/09/12	09:44:32	42.4
385	2015/09/12	09:44:33	42.5
386	2015/09/12	09:44:34	42.6
387	2015/09/12	09:44:35	40.7
388	2015/09/12	09:44:36	39.8
389	2015/09/12	09:44:37	41.0
390	2015/09/12	09:44:38	38.6
391	2015/09/12	09:44:39	40.0
392	2015/09/12	09:44:40	41.3
393	2015/09/12	09:44:41	41.0
394	2015/09/12	09:44:42	41.0
395	2015/09/12	09:44:43	39.6
396	2015/09/12	09:44:44	39.4
397	2015/09/12	09:44:45	39.7
398	2015/09/12	09:44:46	38.0
399	2015/09/12	09:44:47	39.3
400	2015/09/12	09:44:48	40.7
401	2015/09/12	09:44:49	38.7
402	2015/09/12	09:44:50	39.3
403	2015/09/12	09:44:51	39.0
404	2015/09/12	09:44:52	40.5
405	2015/09/12	09:44:53	40.9
406	2015/09/12	09:44:54	41.1
407	2015/09/12	09:44:55	43.2
408	2015/09/12	09:44:56	39.7
409	2015/09/12	09:44:57	40.0
410	2015/09/12	09:44:58	39.7
411	2015/09/12	09:44:59	37.0
412	2015/09/12	09:45:00	39.2
413	2015/09/12	09:45:01	36.9
414	2015/09/12	09:45:02	38.1
415	2015/09/12	09:45:03	37.0
416	2015/09/12	09:45:04	38.5
417	2015/09/12	09:45:05	40.3
418	2015/09/12	09:45:06	39.5
419	2015/09/12	09:45:07	41.5
420	2015/09/12	09:45:08	41.3
421	2015/09/12	09:45:09	39.7
422	2015/09/12	09:45:10	40.5
423	2015/09/12	09:45:11	39.5
424	2015/09/12	09:45:12	40.1
425	2015/09/12	09:45:13	38.1
426	2015/09/12	09:45:14	39.9
427	2015/09/12	09:45:15	38.5
428	2015/09/12	09:45:16	41.1
429	2015/09/12	09:45:17	39.7
430	2015/09/12	09:45:18	41.7
431	2015/09/12	09:45:19	37.6
432	2015/09/12	09:45:20	43.9
433	2015/09/12	09:45:21	39.2
434	2015/09/12	09:45:22	37.7
435	2015/09/12	09:45:23	38.2
436	2015/09/12	09:45:24	37.9
437	2015/09/12	09:45:25	41.7
438	2015/09/12	09:45:26	39.6
439	2015/09/12	09:45:27	41.3
440	2015/09/12	09:45:28	41.3
441	2015/09/12	09:45:29	40.1
442	2015/09/12	09:45:30	39.7
443	2015/09/12	09:45:31	38.1
444	2015/09/12	09:45:32	41.1
445	2015/09/12	09:45:33	40.5
446	2015/09/12	09:45:34	39.8
447	2015/09/12	09:45:35	40.5
448	2015/09/12	09:45:36	38.6
449	2015/09/12	09:45:37	41.4
450	2015/09/12	09:45:38	41.2
451	2015/09/12	09:45:39	39.8
452	2015/09/12	09:45:40	39.5
453	2015/09/12	09:45:41	40.6
454	2015/09/12	09:45:42	41.2
455	2015/09/12	09:45:43	41.1
456	2015/09/12	09:45:44	40.2
457	2015/09/12	09:45:45	42.4
458	2015/09/12	09:45:46	40.0
459	2015/09/12	09:45:47	40.1
460	2015/09/12	09:45:48	40.7
461	2015/09/12	09:45:49	41.2
462	2015/09/12	09:45:50	39.7
463	2015/09/12	09:45:51	41.1
464	2015/09/12	09:45:52	40.9
465	2015/09/12	09:45:53	41.2
466	2015/09/12	09:45:54	41.0
467	2015/09/12	09:45:55	41.6
468	2015/09/12	09:45:56	39.0
469	2015/09/12	09:45:57	38.3
470	2015/09/12	09:45:58	38.1
471	2015/09/12	09:45:59	38.8
472	2015/09/12	09:46:00	40.5
473	2015/09/12	09:46:01	43.9
474	2015/09/12	09:46:02	39.8
475	2015/09/12	09:46:03	39.4
476	2015/09/12	09:46:04	42.8
477	2015/09/12	09:46:05	41.6
478	2015/09/12	09:46:06	45.1
479	2015/09/12	09:46:07	43.5
480	2015/09/12	09:46:08	45.0
481	2015/09/12	09:46:09	44.1

482	2015/09/12	09:46:10	44.9
483	2015/09/12	09:46:11	42.8
484	2015/09/12	09:46:12	40.9
485	2015/09/12	09:46:13	40.7
486	2015/09/12	09:46:14	38.1
487	2015/09/12	09:46:15	38.4
488	2015/09/12	09:46:16	37.7
489	2015/09/12	09:46:17	38.4
490	2015/09/12	09:46:18	39.8
491	2015/09/12	09:46:19	43.8
492	2015/09/12	09:46:20	39.1
493	2015/09/12	09:46:21	39.5
494	2015/09/12	09:46:22	37.9
495	2015/09/12	09:46:23	38.6
496	2015/09/12	09:46:24	38.0
497	2015/09/12	09:46:25	39.0
498	2015/09/12	09:46:26	39.6
499	2015/09/12	09:46:27	41.3
500	2015/09/12	09:46:28	41.5
501	2015/09/12	09:46:29	41.5
502	2015/09/12	09:46:30	42.2
503	2015/09/12	09:46:31	43.2
504	2015/09/12	09:46:32	41.6
505	2015/09/12	09:46:33	42.5
506	2015/09/12	09:46:34	43.2
507	2015/09/12	09:46:35	41.9
508	2015/09/12	09:46:36	41.6
509	2015/09/12	09:46:37	48.1
510	2015/09/12	09:46:38	43.4
511	2015/09/12	09:46:39	41.7
512	2015/09/12	09:46:40	41.9
513	2015/09/12	09:46:41	42.7
514	2015/09/12	09:46:42	41.4
515	2015/09/12	09:46:43	44.0
516	2015/09/12	09:46:44	42.7
517	2015/09/12	09:46:45	42.3
518	2015/09/12	09:46:46	44.3
519	2015/09/12	09:46:47	44.0
520	2015/09/12	09:46:48	43.8
521	2015/09/12	09:46:49	42.8
522	2015/09/12	09:46:50	41.4
523	2015/09/12	09:46:51	41.4
524	2015/09/12	09:46:52	41.7
525	2015/09/12	09:46:53	42.0
526	2015/09/12	09:46:54	42.5
527	2015/09/12	09:46:55	43.9
528	2015/09/12	09:46:56	41.8
529	2015/09/12	09:46:57	43.2
530	2015/09/12	09:46:58	43.1
531	2015/09/12	09:46:59	42.8
532	2015/09/12	09:47:00	43.0
533	2015/09/12	09:47:01	43.8
534	2015/09/12	09:47:02	45.3
535	2015/09/12	09:47:03	44.4
536	2015/09/12	09:47:04	43.4
537	2015/09/12	09:47:05	42.4
538	2015/09/12	09:47:06	40.9
539	2015/09/12	09:47:07	42.0
540	2015/09/12	09:47:08	41.5
541	2015/09/12	09:47:09	40.1
542	2015/09/12	09:47:10	42.2
543	2015/09/12	09:47:11	39.5
544	2015/09/12	09:47:12	39.2
545	2015/09/12	09:47:13	39.5
546	2015/09/12	09:47:14	39.1
547	2015/09/12	09:47:15	39.6
548	2015/09/12	09:47:16	38.2
549	2015/09/12	09:47:17	42.0
550	2015/09/12	09:47:18	39.3
551	2015/09/12	09:47:19	45.8
552	2015/09/12	09:47:20	40.5
553	2015/09/12	09:47:21	45.0
554	2015/09/12	09:47:22	41.3
555	2015/09/12	09:47:23	41.5
556	2015/09/12	09:47:24	47.0
557	2015/09/12	09:47:25	49.4
558	2015/09/12	09:47:26	42.2
559	2015/09/12	09:47:27	41.6
560	2015/09/12	09:47:28	42.5
561	2015/09/12	09:47:29	40.3
562	2015/09/12	09:47:30	44.4
563	2015/09/12	09:47:31	38.9
564	2015/09/12	09:47:32	38.3
565	2015/09/12	09:47:33	40.1
566	2015/09/12	09:47:34	40.6
567	2015/09/12	09:47:35	41.6
568	2015/09/12	09:47:36	41.7
569	2015/09/12	09:47:37	42.1
570	2015/09/12	09:47:38	41.0
571	2015/09/12	09:47:39	39.3
572	2015/09/12	09:47:40	39.8
573	2015/09/12	09:47:41	39.7
574	2015/09/12	09:47:42	39.4
575	2015/09/12	09:47:43	40.1
576	2015/09/12	09:47:44	37.6
577	2015/09/12	09:47:45	38.1
578	2015/09/12	09:47:46	40.2
579	2015/09/12	09:47:47	40.7
580	2015/09/12	09:47:48	42.1

581	2015/09/12	09:47:49	39.6
582	2015/09/12	09:47:50	42.0
583	2015/09/12	09:47:51	43.7
584	2015/09/12	09:47:52	42.6
585	2015/09/12	09:47:53	41.7
586	2015/09/12	09:47:54	41.3
587	2015/09/12	09:47:55	41.1
588	2015/09/12	09:47:56	42.5
589	2015/09/12	09:47:57	40.8
590	2015/09/12	09:47:58	42.7
591	2015/09/12	09:47:59	42.0
592	2015/09/12	09:48:00	44.4
593	2015/09/12	09:48:01	44.2
594	2015/09/12	09:48:02	45.3
595	2015/09/12	09:48:03	44.8
596	2015/09/12	09:48:04	44.4
597	2015/09/12	09:48:05	47.0
598	2015/09/12	09:48:06	43.3
599	2015/09/12	09:48:07	44.1
600	2015/09/12	09:48:08	45.8
601	2015/09/12	09:48:09	43.3
602	2015/09/12	09:48:10	42.3
603	2015/09/12	09:48:11	40.5
604	2015/09/12	09:48:12	40.0
605	2015/09/12	09:48:13	39.1
606	2015/09/12	09:48:14	40.7
607	2015/09/12	09:48:15	46.1
608	2015/09/12	09:48:16	42.9
609	2015/09/12	09:48:17	43.3
610	2015/09/12	09:48:18	41.9
611	2015/09/12	09:48:19	41.6
612	2015/09/12	09:48:20	42.1
613	2015/09/12	09:48:21	42.4
614	2015/09/12	09:48:22	42.2
615	2015/09/12	09:48:23	41.2
616	2015/09/12	09:48:24	41.9
617	2015/09/12	09:48:25	42.1
618	2015/09/12	09:48:26	45.5
619	2015/09/12	09:48:27	47.1
620	2015/09/12	09:48:28	43.3
621	2015/09/12	09:48:29	44.7
622	2015/09/12	09:48:30	48.2
623	2015/09/12	09:48:31	45.4
624	2015/09/12	09:48:32	40.5
625	2015/09/12	09:48:33	42.6
626	2015/09/12	09:48:34	42.1
627	2015/09/12	09:48:35	43.9
628	2015/09/12	09:48:36	43.7
629	2015/09/12	09:48:37	47.3
630	2015/09/12	09:48:38	42.4
631	2015/09/12	09:48:39	39.5
632	2015/09/12	09:48:40	40.3
633	2015/09/12	09:48:41	38.5
634	2015/09/12	09:48:42	40.4
635	2015/09/12	09:48:43	41.8
636	2015/09/12	09:48:44	40.2
637	2015/09/12	09:48:45	40.5
638	2015/09/12	09:48:46	42.4
639	2015/09/12	09:48:47	41.1
640	2015/09/12	09:48:48	38.8
641	2015/09/12	09:48:49	38.1
642	2015/09/12	09:48:50	37.7
643	2015/09/12	09:48:51	38.3
644	2015/09/12	09:48:52	38.0
645	2015/09/12	09:48:53	42.0
646	2015/09/12	09:48:54	41.2
647	2015/09/12	09:48:55	36.5
648	2015/09/12	09:48:56	37.9
649	2015/09/12	09:48:57	38.6
650	2015/09/12	09:48:58	39.9
651	2015/09/12	09:48:59	37.3
652	2015/09/12	09:49:00	39.6
653	2015/09/12	09:49:01	39.2
654	2015/09/12	09:49:02	38.4
655	2015/09/12	09:49:03	36.8
656	2015/09/12	09:49:04	41.0
657	2015/09/12	09:49:05	38.3
658	2015/09/12	09:49:06	36.5
659	2015/09/12	09:49:07	34.5
660	2015/09/12	09:49:08	35.8
661	2015/09/12	09:49:09	36.9
662	2015/09/12	09:49:10	36.2
663	2015/09/12	09:49:11	43.4
664	2015/09/12	09:49:12	37.3
665	2015/09/12	09:49:13	39.6
666	2015/09/12	09:49:14	37.1
667	2015/09/12	09:49:15	45.5
668	2015/09/12	09:49:16	36.8
669	2015/09/12	09:49:17	38.1
670	2015/09/12	09:49:18	39.5
671	2015/09/12	09:49:19	40.8
672	2015/09/12	09:49:20	36.6
673	2015/09/12	09:49:21	36.0
674	2015/09/12	09:49:22	40.0
675	2015/09/12	09:49:23	38.6
676	2015/09/12	09:49:24	37.5
677	2015/09/12	09:49:25	39.6
678	2015/09/12	09:49:26	41.0
679	2015/09/12	09:49:27	43.8

680	2015/09/12	09:49:28	44.8
681	2015/09/12	09:49:29	44.1
682	2015/09/12	09:49:30	42.7
683	2015/09/12	09:49:31	48.0
684	2015/09/12	09:49:32	48.9
685	2015/09/12	09:49:33	45.6
686	2015/09/12	09:49:34	45.8
687	2015/09/12	09:49:35	41.3
688	2015/09/12	09:49:36	44.1
689	2015/09/12	09:49:37	46.0
690	2015/09/12	09:49:38	41.7
691	2015/09/12	09:49:39	43.2
692	2015/09/12	09:49:40	40.9
693	2015/09/12	09:49:41	41.2
694	2015/09/12	09:49:42	49.4
695	2015/09/12	09:49:43	63.5
696	2015/09/12	09:49:44	40.9
697	2015/09/12	09:49:45	42.8
698	2015/09/12	09:49:46	46.2
699	2015/09/12	09:49:47	41.2
700	2015/09/12	09:49:48	40.1
701	2015/09/12	09:49:49	40.1
702	2015/09/12	09:49:50	42.7
703	2015/09/12	09:49:51	43.5
704	2015/09/12	09:49:52	42.5
705	2015/09/12	09:49:53	46.1
706	2015/09/12	09:49:54	43.5
707	2015/09/12	09:49:55	42.4
708	2015/09/12	09:49:56	47.1
709	2015/09/12	09:49:57	44.0
710	2015/09/12	09:49:58	43.6
711	2015/09/12	09:49:59	41.8
712	2015/09/12	09:50:00	40.1
713	2015/09/12	09:50:01	44.6
714	2015/09/12	09:50:02	41.6
715	2015/09/12	09:50:03	42.3
716	2015/09/12	09:50:04	42.5
717	2015/09/12	09:50:05	41.5
718	2015/09/12	09:50:06	42.0
719	2015/09/12	09:50:07	41.5
720	2015/09/12	09:50:08	40.1
721	2015/09/12	09:50:09	43.0
722	2015/09/12	09:50:10	41.0
723	2015/09/12	09:50:11	40.6
724	2015/09/12	09:50:12	40.5
725	2015/09/12	09:50:13	46.1
726	2015/09/12	09:50:14	40.5
727	2015/09/12	09:50:15	45.3
728	2015/09/12	09:50:16	44.1
729	2015/09/12	09:50:17	45.6
730	2015/09/12	09:50:18	52.1
731	2015/09/12	09:50:19	45.6
732	2015/09/12	09:50:20	53.6
733	2015/09/12	09:50:21	54.2
734	2015/09/12	09:50:22	81.3
735	2015/09/12	09:50:23	51.3
736	2015/09/12	09:50:24	46.5
737	2015/09/12	09:50:25	53.0
738	2015/09/12	09:50:26	48.6
739	2015/09/12	09:50:27	48.6
740	2015/09/12	09:50:28	62.2
741	2015/09/12	09:50:29	47.8
742	2015/09/12	09:50:30	47.8
743	2015/09/12	09:50:31	47.0
744	2015/09/12	09:50:32	47.3
745	2015/09/12	09:50:33	46.0
746	2015/09/12	09:50:34	49.5
747	2015/09/12	09:50:35	46.4
748	2015/09/12	09:50:36	47.4
749	2015/09/12	09:50:37	42.9
750	2015/09/12	09:50:38	42.3
751	2015/09/12	09:50:39	47.3
752	2015/09/12	09:50:40	42.8
753	2015/09/12	09:50:41	43.5
754	2015/09/12	09:50:42	43.7
755	2015/09/12	09:50:43	45.7
756	2015/09/12	09:50:44	45.2
757	2015/09/12	09:50:45	47.1
758	2015/09/12	09:50:46	45.7
759	2015/09/12	09:50:47	48.2
760	2015/09/12	09:50:48	47.5
761	2015/09/12	09:50:49	47.2
762	2015/09/12	09:50:50	46.4
763	2015/09/12	09:50:51	43.8
764	2015/09/12	09:50:52	45.4
765	2015/09/12	09:50:53	43.2
766	2015/09/12	09:50:54	44.9
767	2015/09/12	09:50:55	48.0
768	2015/09/12	09:50:56	44.4
769	2015/09/12	09:50:57	42.1
770	2015/09/12	09:50:58	43.2
771	2015/09/12	09:50:59	43.0
772	2015/09/12	09:51:00	43.1
773	2015/09/12	09:51:01	40.7
774	2015/09/12	09:51:02	39.9
775	2015/09/12	09:51:03	42.3
776	2015/09/12	09:51:04	41.1
777	2015/09/12	09:51:05	57.4
778	2015/09/12	09:51:06	42.4

779	2015/09/12	09:51:07	42.4
780	2015/09/12	09:51:08	39.9
781	2015/09/12	09:51:09	40.8
782	2015/09/12	09:51:10	43.9
783	2015/09/12	09:51:11	41.7
784	2015/09/12	09:51:12	42.9
785	2015/09/12	09:51:13	42.3
786	2015/09/12	09:51:14	44.4
787	2015/09/12	09:51:15	44.1
788	2015/09/12	09:51:16	47.5
789	2015/09/12	09:51:17	45.6
790	2015/09/12	09:51:18	44.4
791	2015/09/12	09:51:19	42.6
792	2015/09/12	09:51:20	43.0
793	2015/09/12	09:51:21	40.8
794	2015/09/12	09:51:22	42.3
795	2015/09/12	09:51:23	44.1
796	2015/09/12	09:51:24	38.4
797	2015/09/12	09:51:25	37.9
798	2015/09/12	09:51:26	37.8
799	2015/09/12	09:51:27	38.3
800	2015/09/12	09:51:28	37.9
801	2015/09/12	09:51:29	50.8
802	2015/09/12	09:51:30	43.4
803	2015/09/12	09:51:31	41.2
804	2015/09/12	09:51:32	38.6
805	2015/09/12	09:51:33	45.3
806	2015/09/12	09:51:34	45.6
807	2015/09/12	09:51:35	42.3
808	2015/09/12	09:51:36	40.6
809	2015/09/12	09:51:37	40.8
810	2015/09/12	09:51:38	42.6
811	2015/09/12	09:51:39	48.5
812	2015/09/12	09:51:40	50.7
813	2015/09/12	09:51:41	41.2
814	2015/09/12	09:51:42	47.0
815	2015/09/12	09:51:43	42.4
816	2015/09/12	09:51:44	39.4
817	2015/09/12	09:51:45	39.1
818	2015/09/12	09:51:46	40.3
819	2015/09/12	09:51:47	40.8
820	2015/09/12	09:51:48	43.6
821	2015/09/12	09:51:49	41.9
822	2015/09/12	09:51:50	40.0
823	2015/09/12	09:51:51	44.0
824	2015/09/12	09:51:52	41.8
825	2015/09/12	09:51:53	44.9
826	2015/09/12	09:51:54	43.6
827	2015/09/12	09:51:55	43.1
828	2015/09/12	09:51:56	43.4
829	2015/09/12	09:51:57	39.8
830	2015/09/12	09:51:58	39.2
831	2015/09/12	09:51:59	39.6
832	2015/09/12	09:52:00	39.5
833	2015/09/12	09:52:01	38.8
834	2015/09/12	09:52:02	38.0
835	2015/09/12	09:52:03	40.9
836	2015/09/12	09:52:04	39.8
837	2015/09/12	09:52:05	35.9
838	2015/09/12	09:52:06	36.8
839	2015/09/12	09:52:07	39.1
840	2015/09/12	09:52:08	38.6
841	2015/09/12	09:52:09	39.2
842	2015/09/12	09:52:10	38.9
843	2015/09/12	09:52:11	39.6
844	2015/09/12	09:52:12	37.1
845	2015/09/12	09:52:13	40.5
846	2015/09/12	09:52:14	40.3
847	2015/09/12	09:52:15	44.1
848	2015/09/12	09:52:16	38.9
849	2015/09/12	09:52:17	43.6
850	2015/09/12	09:52:18	50.5
851	2015/09/12	09:52:19	43.0
852	2015/09/12	09:52:20	39.3
853	2015/09/12	09:52:21	44.3
854	2015/09/12	09:52:22	44.2
855	2015/09/12	09:52:23	40.8
856	2015/09/12	09:52:24	41.2
857	2015/09/12	09:52:25	47.3
858	2015/09/12	09:52:26	45.8
859	2015/09/12	09:52:27	43.6
860	2015/09/12	09:52:28	42.2
861	2015/09/12	09:52:29	41.4
862	2015/09/12	09:52:30	44.7
863	2015/09/12	09:52:31	42.8
864	2015/09/12	09:52:32	43.2
865	2015/09/12	09:52:33	42.9
866	2015/09/12	09:52:34	43.4
867	2015/09/12	09:52:35	41.8
868	2015/09/12	09:52:36	43.2
869	2015/09/12	09:52:37	43.3
870	2015/09/12	09:52:38	43.3
871	2015/09/12	09:52:39	42.6
872	2015/09/12	09:52:40	42.6
873	2015/09/12	09:52:41	43.7
874	2015/09/12	09:52:42	42.2
875	2015/09/12	09:52:43	41.7
876	2015/09/12	09:52:44	45.3
877	2015/09/12	09:52:45	46.9

878	2015/09/12	09:52:46	43.5
879	2015/09/12	09:52:47	40.1
880	2015/09/12	09:52:48	44.4
881	2015/09/12	09:52:49	40.1
882	2015/09/12	09:52:50	39.0
883	2015/09/12	09:52:51	38.1
884	2015/09/12	09:52:52	37.5
885	2015/09/12	09:52:53	39.6
886	2015/09/12	09:52:54	36.4
887	2015/09/12	09:52:55	40.4
888	2015/09/12	09:52:56	40.7
889	2015/09/12	09:52:57	38.9
890	2015/09/12	09:52:58	37.9
891	2015/09/12	09:52:59	37.8
892	2015/09/12	09:53:00	37.1
893	2015/09/12	09:53:01	43.3
894	2015/09/12	09:53:02	42.4
895	2015/09/12	09:53:03	38.6
896	2015/09/12	09:53:04	36.4
897	2015/09/12	09:53:05	54.8
898	2015/09/12	09:53:06	41.2
899	2015/09/12	09:53:07	43.6
900	2015/09/12	09:53:08	41.9

Freq Weight : A  
Time Weight : FAST  
Level Range : 30-90  
Max dB : 75.7 - 2015/09/12 10:02:53  
Level Range : 30-90  
SEL : 81.1  
Leq : 51.6

No. s	Date Time	(dB)
1	2015/09/12 09:55:52	45.8
2	2015/09/12 09:55:53	45.1
3	2015/09/12 09:55:54	45.3
4	2015/09/12 09:55:55	44.9
5	2015/09/12 09:55:56	45.5
6	2015/09/12 09:55:57	45.5
7	2015/09/12 09:55:58	45.2
8	2015/09/12 09:55:59	45.9
9	2015/09/12 09:56:00	46.1
10	2015/09/12 09:56:01	46.1
11	2015/09/12 09:56:02	46.0
12	2015/09/12 09:56:03	45.3
13	2015/09/12 09:56:04	46.4
14	2015/09/12 09:56:05	45.7
15	2015/09/12 09:56:06	45.4
16	2015/09/12 09:56:07	45.2
17	2015/09/12 09:56:08	44.3
18	2015/09/12 09:56:09	43.4
19	2015/09/12 09:56:10	43.0
20	2015/09/12 09:56:11	42.5
21	2015/09/12 09:56:12	44.4
22	2015/09/12 09:56:13	42.5
23	2015/09/12 09:56:14	41.9
24	2015/09/12 09:56:15	42.4
25	2015/09/12 09:56:16	40.4
26	2015/09/12 09:56:17	41.2
27	2015/09/12 09:56:18	41.9
28	2015/09/12 09:56:19	44.2
29	2015/09/12 09:56:20	50.6
30	2015/09/12 09:56:21	45.1
31	2015/09/12 09:56:22	45.8
32	2015/09/12 09:56:23	40.8
33	2015/09/12 09:56:24	43.8
34	2015/09/12 09:56:25	41.7
35	2015/09/12 09:56:26	41.7
36	2015/09/12 09:56:27	42.5
37	2015/09/12 09:56:28	39.5
38	2015/09/12 09:56:29	40.5
39	2015/09/12 09:56:30	44.7
40	2015/09/12 09:56:31	42.3
41	2015/09/12 09:56:32	43.2
42	2015/09/12 09:56:33	40.1
43	2015/09/12 09:56:34	41.7
44	2015/09/12 09:56:35	41.3
45	2015/09/12 09:56:36	42.7
46	2015/09/12 09:56:37	41.4
47	2015/09/12 09:56:38	40.2
48	2015/09/12 09:56:39	38.4
49	2015/09/12 09:56:40	39.0
50	2015/09/12 09:56:41	36.8
51	2015/09/12 09:56:42	35.6
52	2015/09/12 09:56:43	37.7
53	2015/09/12 09:56:44	40.9
54	2015/09/12 09:56:45	39.9
55	2015/09/12 09:56:46	38.7
56	2015/09/12 09:56:47	39.1
57	2015/09/12 09:56:48	40.4
58	2015/09/12 09:56:49	37.6
59	2015/09/12 09:56:50	36.2
60	2015/09/12 09:56:51	37.3
61	2015/09/12 09:56:52	37.5
62	2015/09/12 09:56:53	38.9
63	2015/09/12 09:56:54	39.3
64	2015/09/12 09:56:55	42.2
65	2015/09/12 09:56:56	42.6
66	2015/09/12 09:56:57	44.7
67	2015/09/12 09:56:58	41.9
68	2015/09/12 09:56:59	43.6
69	2015/09/12 09:57:00	43.3
70	2015/09/12 09:57:01	43.7
71	2015/09/12 09:57:02	41.5
72	2015/09/12 09:57:03	49.5
73	2015/09/12 09:57:04	42.4
74	2015/09/12 09:57:05	40.2
75	2015/09/12 09:57:06	40.4
76	2015/09/12 09:57:07	44.6
77	2015/09/12 09:57:08	38.4
78	2015/09/12 09:57:09	37.1
79	2015/09/12 09:57:10	39.5
80	2015/09/12 09:57:11	38.3
81	2015/09/12 09:57:12	36.3
82	2015/09/12 09:57:13	37.1
83	2015/09/12 09:57:14	37.6
84	2015/09/12 09:57:15	40.9
85	2015/09/12 09:57:16	36.3



86	2015/09/12	09:57:17	35.9
87	2015/09/12	09:57:18	36.9
88	2015/09/12	09:57:19	36.7
89	2015/09/12	09:57:20	35.0
90	2015/09/12	09:57:21	38.1
91	2015/09/12	09:57:22	38.3
92	2015/09/12	09:57:23	37.4
93	2015/09/12	09:57:24	36.6
94	2015/09/12	09:57:25	39.1
95	2015/09/12	09:57:26	38.1
96	2015/09/12	09:57:27	38.0
97	2015/09/12	09:57:28	40.1
98	2015/09/12	09:57:29	41.0
99	2015/09/12	09:57:30	41.4
100	2015/09/12	09:57:31	41.5
101	2015/09/12	09:57:32	38.8
102	2015/09/12	09:57:33	39.3
103	2015/09/12	09:57:34	37.8
104	2015/09/12	09:57:35	38.4
105	2015/09/12	09:57:36	38.4
106	2015/09/12	09:57:37	39.9
107	2015/09/12	09:57:38	38.3
108	2015/09/12	09:57:39	39.1
109	2015/09/12	09:57:40	41.8
110	2015/09/12	09:57:41	40.1
111	2015/09/12	09:57:42	40.3
112	2015/09/12	09:57:43	40.0
113	2015/09/12	09:57:44	40.8
114	2015/09/12	09:57:45	38.0
115	2015/09/12	09:57:46	42.3
116	2015/09/12	09:57:47	39.9
117	2015/09/12	09:57:48	40.0
118	2015/09/12	09:57:49	39.9
119	2015/09/12	09:57:50	42.7
120	2015/09/12	09:57:51	38.7
121	2015/09/12	09:57:52	38.0
122	2015/09/12	09:57:53	37.4
123	2015/09/12	09:57:54	44.4
124	2015/09/12	09:57:55	40.6
125	2015/09/12	09:57:56	38.9
126	2015/09/12	09:57:57	40.8
127	2015/09/12	09:57:58	39.8
128	2015/09/12	09:57:59	39.0
129	2015/09/12	09:58:00	40.6
130	2015/09/12	09:58:01	38.2
131	2015/09/12	09:58:02	37.8
132	2015/09/12	09:58:03	40.3
133	2015/09/12	09:58:04	39.7
134	2015/09/12	09:58:05	42.3
135	2015/09/12	09:58:06	42.6
136	2015/09/12	09:58:07	38.7
137	2015/09/12	09:58:08	37.8
138	2015/09/12	09:58:09	39.0
139	2015/09/12	09:58:10	40.1
140	2015/09/12	09:58:11	39.2
141	2015/09/12	09:58:12	40.3
142	2015/09/12	09:58:13	41.2
143	2015/09/12	09:58:14	40.3
144	2015/09/12	09:58:15	41.1
145	2015/09/12	09:58:16	46.2
146	2015/09/12	09:58:17	39.3
147	2015/09/12	09:58:18	38.1
148	2015/09/12	09:58:19	37.2
149	2015/09/12	09:58:20	38.0
150	2015/09/12	09:58:21	39.5
151	2015/09/12	09:58:22	36.2
152	2015/09/12	09:58:23	37.2
153	2015/09/12	09:58:24	36.7
154	2015/09/12	09:58:25	39.7
155	2015/09/12	09:58:26	36.0
156	2015/09/12	09:58:27	37.6
157	2015/09/12	09:58:28	37.4
158	2015/09/12	09:58:29	37.1
159	2015/09/12	09:58:30	37.1
160	2015/09/12	09:58:31	37.5
161	2015/09/12	09:58:32	38.1
162	2015/09/12	09:58:33	37.8
163	2015/09/12	09:58:34	38.9
164	2015/09/12	09:58:35	38.6
165	2015/09/12	09:58:36	38.2
166	2015/09/12	09:58:37	38.6
167	2015/09/12	09:58:38	38.4
168	2015/09/12	09:58:39	40.5
169	2015/09/12	09:58:40	41.5
170	2015/09/12	09:58:41	48.5
171	2015/09/12	09:58:42	45.0
172	2015/09/12	09:58:43	41.7
173	2015/09/12	09:58:44	41.2
174	2015/09/12	09:58:45	40.0
175	2015/09/12	09:58:46	39.8
176	2015/09/12	09:58:47	40.0
177	2015/09/12	09:58:48	39.8
178	2015/09/12	09:58:49	39.2
179	2015/09/12	09:58:50	38.6
180	2015/09/12	09:58:51	38.8
181	2015/09/12	09:58:52	39.9
182	2015/09/12	09:58:53	39.7
183	2015/09/12	09:58:54	41.4
184	2015/09/12	09:58:55	39.7

185	2015/09/12	09:58:56	39.5
186	2015/09/12	09:58:57	40.7
187	2015/09/12	09:58:58	40.4
188	2015/09/12	09:58:59	41.5
189	2015/09/12	09:59:00	41.8
190	2015/09/12	09:59:01	43.0
191	2015/09/12	09:59:02	43.8
192	2015/09/12	09:59:03	41.6
193	2015/09/12	09:59:04	41.4
194	2015/09/12	09:59:05	40.2
195	2015/09/12	09:59:06	39.8
196	2015/09/12	09:59:07	39.7
197	2015/09/12	09:59:08	39.2
198	2015/09/12	09:59:09	37.7
199	2015/09/12	09:59:10	37.9
200	2015/09/12	09:59:11	40.5
201	2015/09/12	09:59:12	37.2
202	2015/09/12	09:59:13	39.0
203	2015/09/12	09:59:14	37.1
204	2015/09/12	09:59:15	37.3
205	2015/09/12	09:59:16	37.7
206	2015/09/12	09:59:17	38.3
207	2015/09/12	09:59:18	38.8
208	2015/09/12	09:59:19	37.1
209	2015/09/12	09:59:20	37.6
210	2015/09/12	09:59:21	40.0
211	2015/09/12	09:59:22	39.2
212	2015/09/12	09:59:23	38.8
213	2015/09/12	09:59:24	36.7
214	2015/09/12	09:59:25	39.3
215	2015/09/12	09:59:26	37.0
216	2015/09/12	09:59:27	36.4
217	2015/09/12	09:59:28	41.8
218	2015/09/12	09:59:29	37.6
219	2015/09/12	09:59:30	38.5
220	2015/09/12	09:59:31	36.7
221	2015/09/12	09:59:32	36.4
222	2015/09/12	09:59:33	39.0
223	2015/09/12	09:59:34	38.7
224	2015/09/12	09:59:35	38.9
225	2015/09/12	09:59:36	38.9
226	2015/09/12	09:59:37	37.7
227	2015/09/12	09:59:38	39.6
228	2015/09/12	09:59:39	39.8
229	2015/09/12	09:59:40	39.7
230	2015/09/12	09:59:41	40.0
231	2015/09/12	09:59:42	40.4
232	2015/09/12	09:59:43	41.7
233	2015/09/12	09:59:44	40.8
234	2015/09/12	09:59:45	41.1
235	2015/09/12	09:59:46	39.1
236	2015/09/12	09:59:47	40.2
237	2015/09/12	09:59:48	38.6
238	2015/09/12	09:59:49	37.1
239	2015/09/12	09:59:50	37.1
240	2015/09/12	09:59:51	35.6
241	2015/09/12	09:59:52	36.5
242	2015/09/12	09:59:53	34.9
243	2015/09/12	09:59:54	35.5
244	2015/09/12	09:59:55	35.0
245	2015/09/12	09:59:56	34.3
246	2015/09/12	09:59:57	34.0
247	2015/09/12	09:59:58	34.9
248	2015/09/12	09:59:59	35.9
249	2015/09/12	10:00:00	35.5
250	2015/09/12	10:00:01	35.3
251	2015/09/12	10:00:02	37.1
252	2015/09/12	10:00:03	36.3
253	2015/09/12	10:00:04	35.9
254	2015/09/12	10:00:05	35.6
255	2015/09/12	10:00:06	36.3
256	2015/09/12	10:00:07	34.9
257	2015/09/12	10:00:08	37.9
258	2015/09/12	10:00:09	36.1
259	2015/09/12	10:00:10	38.1
260	2015/09/12	10:00:11	37.0
261	2015/09/12	10:00:12	36.5
262	2015/09/12	10:00:13	39.4
263	2015/09/12	10:00:14	37.7
264	2015/09/12	10:00:15	39.0
265	2015/09/12	10:00:16	41.9
266	2015/09/12	10:00:17	39.7
267	2015/09/12	10:00:18	40.1
268	2015/09/12	10:00:19	39.6
269	2015/09/12	10:00:20	41.2
270	2015/09/12	10:00:21	37.6
271	2015/09/12	10:00:22	38.3
272	2015/09/12	10:00:23	37.6
273	2015/09/12	10:00:24	39.5
274	2015/09/12	10:00:25	39.5
275	2015/09/12	10:00:26	38.8
276	2015/09/12	10:00:27	39.9
277	2015/09/12	10:00:28	41.0
278	2015/09/12	10:00:29	40.3
279	2015/09/12	10:00:30	39.7
280	2015/09/12	10:00:31	37.8
281	2015/09/12	10:00:32	36.7
282	2015/09/12	10:00:33	35.7
283	2015/09/12	10:00:34	37.0

284	2015/09/12	10:00:35	37.0
285	2015/09/12	10:00:36	37.6
286	2015/09/12	10:00:37	37.2
287	2015/09/12	10:00:38	37.1
288	2015/09/12	10:00:39	37.7
289	2015/09/12	10:00:40	38.4
290	2015/09/12	10:00:41	38.2
291	2015/09/12	10:00:42	38.1
292	2015/09/12	10:00:43	40.0
293	2015/09/12	10:00:44	40.8
294	2015/09/12	10:00:45	39.3
295	2015/09/12	10:00:46	37.9
296	2015/09/12	10:00:47	37.8
297	2015/09/12	10:00:48	35.5
298	2015/09/12	10:00:49	35.0
299	2015/09/12	10:00:50	37.9
300	2015/09/12	10:00:51	36.1
301	2015/09/12	10:00:52	37.4
302	2015/09/12	10:00:53	35.6
303	2015/09/12	10:00:54	35.9
304	2015/09/12	10:00:55	35.9
305	2015/09/12	10:00:56	37.2
306	2015/09/12	10:00:57	37.0
307	2015/09/12	10:00:58	35.8
308	2015/09/12	10:00:59	45.7
309	2015/09/12	10:01:00	35.9
310	2015/09/12	10:01:01	37.5
311	2015/09/12	10:01:02	36.7
312	2015/09/12	10:01:03	37.7
313	2015/09/12	10:01:04	38.8
314	2015/09/12	10:01:05	40.2
315	2015/09/12	10:01:06	42.0
316	2015/09/12	10:01:07	40.8
317	2015/09/12	10:01:08	41.1
318	2015/09/12	10:01:09	41.1
319	2015/09/12	10:01:10	41.3
320	2015/09/12	10:01:11	40.5
321	2015/09/12	10:01:12	41.0
322	2015/09/12	10:01:13	41.0
323	2015/09/12	10:01:14	39.5
324	2015/09/12	10:01:15	40.9
325	2015/09/12	10:01:16	52.3
326	2015/09/12	10:01:17	41.9
327	2015/09/12	10:01:18	42.8
328	2015/09/12	10:01:19	43.4
329	2015/09/12	10:01:20	44.9
330	2015/09/12	10:01:21	43.5
331	2015/09/12	10:01:22	43.0
332	2015/09/12	10:01:23	41.8
333	2015/09/12	10:01:24	39.9
334	2015/09/12	10:01:25	39.9
335	2015/09/12	10:01:26	37.1
336	2015/09/12	10:01:27	38.3
337	2015/09/12	10:01:28	38.1
338	2015/09/12	10:01:29	38.3
339	2015/09/12	10:01:30	38.8
340	2015/09/12	10:01:31	39.5
341	2015/09/12	10:01:32	39.6
342	2015/09/12	10:01:33	41.4
343	2015/09/12	10:01:34	40.0
344	2015/09/12	10:01:35	40.5
345	2015/09/12	10:01:36	39.8
346	2015/09/12	10:01:37	41.1
347	2015/09/12	10:01:38	41.8
348	2015/09/12	10:01:39	41.7
349	2015/09/12	10:01:40	42.6
350	2015/09/12	10:01:41	41.5
351	2015/09/12	10:01:42	40.5
352	2015/09/12	10:01:43	41.5
353	2015/09/12	10:01:44	40.1
354	2015/09/12	10:01:45	41.8
355	2015/09/12	10:01:46	41.4
356	2015/09/12	10:01:47	41.3
357	2015/09/12	10:01:48	40.6
358	2015/09/12	10:01:49	41.7
359	2015/09/12	10:01:50	40.8
360	2015/09/12	10:01:51	46.9
361	2015/09/12	10:01:52	48.4
362	2015/09/12	10:01:53	44.4
363	2015/09/12	10:01:54	45.2
364	2015/09/12	10:01:55	42.2
365	2015/09/12	10:01:56	40.5
366	2015/09/12	10:01:57	44.3
367	2015/09/12	10:01:58	37.7
368	2015/09/12	10:01:59	37.9
369	2015/09/12	10:02:00	37.2
370	2015/09/12	10:02:01	38.7
371	2015/09/12	10:02:02	37.0
372	2015/09/12	10:02:03	39.0
373	2015/09/12	10:02:04	37.7
374	2015/09/12	10:02:05	37.5
375	2015/09/12	10:02:06	37.4
376	2015/09/12	10:02:07	39.2
377	2015/09/12	10:02:08	39.6
378	2015/09/12	10:02:09	39.6
379	2015/09/12	10:02:10	39.7
380	2015/09/12	10:02:11	40.1
381	2015/09/12	10:02:12	40.5
382	2015/09/12	10:02:13	41.2

383	2015/09/12	10:02:14	42.1
384	2015/09/12	10:02:15	41.3
385	2015/09/12	10:02:16	39.1
386	2015/09/12	10:02:17	39.2
387	2015/09/12	10:02:18	37.0
388	2015/09/12	10:02:19	38.0
389	2015/09/12	10:02:20	37.5
390	2015/09/12	10:02:21	37.8
391	2015/09/12	10:02:22	37.6
392	2015/09/12	10:02:23	44.0
393	2015/09/12	10:02:24	39.9
394	2015/09/12	10:02:25	40.8
395	2015/09/12	10:02:26	40.6
396	2015/09/12	10:02:27	39.6
397	2015/09/12	10:02:28	40.7
398	2015/09/12	10:02:29	39.8
399	2015/09/12	10:02:30	40.5
400	2015/09/12	10:02:31	40.5
401	2015/09/12	10:02:32	40.1
402	2015/09/12	10:02:33	40.3
403	2015/09/12	10:02:34	40.6
404	2015/09/12	10:02:35	42.4
405	2015/09/12	10:02:36	42.6
406	2015/09/12	10:02:37	42.8
407	2015/09/12	10:02:38	43.2
408	2015/09/12	10:02:39	44.3
409	2015/09/12	10:02:40	45.4
410	2015/09/12	10:02:41	45.3
411	2015/09/12	10:02:42	45.8
412	2015/09/12	10:02:43	46.2
413	2015/09/12	10:02:44	61.5
414	2015/09/12	10:02:45	54.6
415	2015/09/12	10:02:46	48.2
416	2015/09/12	10:02:47	49.7
417	2015/09/12	10:02:48	52.5
418	2015/09/12	10:02:49	68.5
419	2015/09/12	10:02:50	67.7
420	2015/09/12	10:02:51	65.9
421	2015/09/12	10:02:52	62.9
422	2015/09/12	10:02:53	55.8
423	2015/09/12	10:02:54	72.3
424	2015/09/12	10:02:55	65.0
425	2015/09/12	10:02:56	45.1
426	2015/09/12	10:02:57	52.2
427	2015/09/12	10:02:58	35.8
428	2015/09/12	10:02:59	37.1
429	2015/09/12	10:03:00	37.6
430	2015/09/12	10:03:01	35.9
431	2015/09/12	10:03:02	41.4
432	2015/09/12	10:03:03	41.7
433	2015/09/12	10:03:04	41.6
434	2015/09/12	10:03:05	45.6
435	2015/09/12	10:03:06	43.8
436	2015/09/12	10:03:07	49.2
437	2015/09/12	10:03:08	53.1
438	2015/09/12	10:03:09	42.6
439	2015/09/12	10:03:10	53.7
440	2015/09/12	10:03:11	45.0
441	2015/09/12	10:03:12	46.5
442	2015/09/12	10:03:13	35.5
443	2015/09/12	10:03:14	41.8
444	2015/09/12	10:03:15	37.5
445	2015/09/12	10:03:16	37.7
446	2015/09/12	10:03:17	35.6
447	2015/09/12	10:03:18	47.2
448	2015/09/12	10:03:19	41.5
449	2015/09/12	10:03:20	39.0
450	2015/09/12	10:03:21	40.0
451	2015/09/12	10:03:22	41.2
452	2015/09/12	10:03:23	45.4
453	2015/09/12	10:03:24	41.6
454	2015/09/12	10:03:25	39.6
455	2015/09/12	10:03:26	38.7
456	2015/09/12	10:03:27	48.7
457	2015/09/12	10:03:28	57.8
458	2015/09/12	10:03:29	46.3
459	2015/09/12	10:03:30	50.9
460	2015/09/12	10:03:31	52.6
461	2015/09/12	10:03:32	59.2
462	2015/09/12	10:03:33	39.4
463	2015/09/12	10:03:34	53.4
464	2015/09/12	10:03:35	52.4
465	2015/09/12	10:03:36	46.9
466	2015/09/12	10:03:37	51.3
467	2015/09/12	10:03:38	45.8
468	2015/09/12	10:03:39	54.3
469	2015/09/12	10:03:40	58.5
470	2015/09/12	10:03:41	55.7
471	2015/09/12	10:03:42	46.1
472	2015/09/12	10:03:43	48.2
473	2015/09/12	10:03:44	50.8
474	2015/09/12	10:03:45	54.3
475	2015/09/12	10:03:46	53.5
476	2015/09/12	10:03:47	48.8
477	2015/09/12	10:03:48	41.9
478	2015/09/12	10:03:49	44.5
479	2015/09/12	10:03:50	52.4
480	2015/09/12	10:03:51	46.3
481	2015/09/12	10:03:52	48.8

482	2015/09/12	10:03:53	57.2
483	2015/09/12	10:03:54	55.3
484	2015/09/12	10:03:55	58.3
485	2015/09/12	10:03:56	47.6
486	2015/09/12	10:03:57	45.5
487	2015/09/12	10:03:58	45.2
488	2015/09/12	10:03:59	38.2
489	2015/09/12	10:04:00	43.1
490	2015/09/12	10:04:01	54.3
491	2015/09/12	10:04:02	55.9
492	2015/09/12	10:04:03	45.1
493	2015/09/12	10:04:04	42.5
494	2015/09/12	10:04:05	41.4
495	2015/09/12	10:04:06	46.5
496	2015/09/12	10:04:07	46.4
497	2015/09/12	10:04:08	46.6
498	2015/09/12	10:04:09	44.7
499	2015/09/12	10:04:10	43.3
500	2015/09/12	10:04:11	42.2
501	2015/09/12	10:04:12	43.7
502	2015/09/12	10:04:13	41.5
503	2015/09/12	10:04:14	41.9
504	2015/09/12	10:04:15	49.4
505	2015/09/12	10:04:16	41.7
506	2015/09/12	10:04:17	41.7
507	2015/09/12	10:04:18	40.4
508	2015/09/12	10:04:19	42.6
509	2015/09/12	10:04:20	39.5
510	2015/09/12	10:04:21	38.6
511	2015/09/12	10:04:22	39.2
512	2015/09/12	10:04:23	41.2
513	2015/09/12	10:04:24	42.7
514	2015/09/12	10:04:25	41.5
515	2015/09/12	10:04:26	43.6
516	2015/09/12	10:04:27	39.6
517	2015/09/12	10:04:28	37.5
518	2015/09/12	10:04:29	38.9
519	2015/09/12	10:04:30	38.9
520	2015/09/12	10:04:31	42.4
521	2015/09/12	10:04:32	40.0
522	2015/09/12	10:04:33	38.9
523	2015/09/12	10:04:34	37.7
524	2015/09/12	10:04:35	39.3
525	2015/09/12	10:04:36	54.7
526	2015/09/12	10:04:37	44.8
527	2015/09/12	10:04:38	43.5
528	2015/09/12	10:04:39	41.9
529	2015/09/12	10:04:40	41.1
530	2015/09/12	10:04:41	42.8
531	2015/09/12	10:04:42	41.5
532	2015/09/12	10:04:43	43.1
533	2015/09/12	10:04:44	44.5
534	2015/09/12	10:04:45	40.8
535	2015/09/12	10:04:46	39.2
536	2015/09/12	10:04:47	38.2
537	2015/09/12	10:04:48	41.2
538	2015/09/12	10:04:49	39.1
539	2015/09/12	10:04:50	37.8
540	2015/09/12	10:04:51	39.0
541	2015/09/12	10:04:52	37.9
542	2015/09/12	10:04:53	39.0
543	2015/09/12	10:04:54	37.5
544	2015/09/12	10:04:55	38.9
545	2015/09/12	10:04:56	40.3
546	2015/09/12	10:04:57	38.4
547	2015/09/12	10:04:58	44.5
548	2015/09/12	10:04:59	41.1
549	2015/09/12	10:05:00	39.4
550	2015/09/12	10:05:01	41.3
551	2015/09/12	10:05:02	40.5
552	2015/09/12	10:05:03	39.9
553	2015/09/12	10:05:04	42.5
554	2015/09/12	10:05:05	41.3
555	2015/09/12	10:05:06	41.9
556	2015/09/12	10:05:07	40.8
557	2015/09/12	10:05:08	40.8
558	2015/09/12	10:05:09	41.1
559	2015/09/12	10:05:10	40.6
560	2015/09/12	10:05:11	44.6
561	2015/09/12	10:05:12	42.8
562	2015/09/12	10:05:13	41.9
563	2015/09/12	10:05:14	42.9
564	2015/09/12	10:05:15	44.3
565	2015/09/12	10:05:16	42.1
566	2015/09/12	10:05:17	45.3
567	2015/09/12	10:05:18	45.2
568	2015/09/12	10:05:19	38.5
569	2015/09/12	10:05:20	36.9
570	2015/09/12	10:05:21	36.5
571	2015/09/12	10:05:22	35.7
572	2015/09/12	10:05:23	36.6
573	2015/09/12	10:05:24	34.6
574	2015/09/12	10:05:25	35.3
575	2015/09/12	10:05:26	36.0
576	2015/09/12	10:05:27	39.8
577	2015/09/12	10:05:28	38.3
578	2015/09/12	10:05:29	35.0
579	2015/09/12	10:05:30	35.7
580	2015/09/12	10:05:31	35.8

581	2015/09/12	10:05:32	35.5
582	2015/09/12	10:05:33	38.8
583	2015/09/12	10:05:34	36.6
584	2015/09/12	10:05:35	35.5
585	2015/09/12	10:05:36	37.8
586	2015/09/12	10:05:37	37.4
587	2015/09/12	10:05:38	40.1
588	2015/09/12	10:05:39	38.7
589	2015/09/12	10:05:40	36.9
590	2015/09/12	10:05:41	43.5
591	2015/09/12	10:05:42	41.0
592	2015/09/12	10:05:43	40.3
593	2015/09/12	10:05:44	41.4
594	2015/09/12	10:05:45	41.1
595	2015/09/12	10:05:46	41.4
596	2015/09/12	10:05:47	43.0
597	2015/09/12	10:05:48	41.3
598	2015/09/12	10:05:49	41.7
599	2015/09/12	10:05:50	40.5
600	2015/09/12	10:05:51	41.7
601	2015/09/12	10:05:52	40.8
602	2015/09/12	10:05:53	41.4
603	2015/09/12	10:05:54	40.0
604	2015/09/12	10:05:55	39.0
605	2015/09/12	10:05:56	40.6
606	2015/09/12	10:05:57	40.4
607	2015/09/12	10:05:58	55.1
608	2015/09/12	10:05:59	36.0
609	2015/09/12	10:06:00	60.9
610	2015/09/12	10:06:01	43.9
611	2015/09/12	10:06:02	35.6
612	2015/09/12	10:06:03	35.7
613	2015/09/12	10:06:04	34.3
614	2015/09/12	10:06:05	34.7
615	2015/09/12	10:06:06	35.2
616	2015/09/12	10:06:07	34.7
617	2015/09/12	10:06:08	35.4
618	2015/09/12	10:06:09	34.6
619	2015/09/12	10:06:10	38.3
620	2015/09/12	10:06:11	40.7
621	2015/09/12	10:06:12	39.3
622	2015/09/12	10:06:13	40.8
623	2015/09/12	10:06:14	42.0
624	2015/09/12	10:06:15	42.8
625	2015/09/12	10:06:16	41.1
626	2015/09/12	10:06:17	39.8
627	2015/09/12	10:06:18	40.2
628	2015/09/12	10:06:19	40.1
629	2015/09/12	10:06:20	39.0
630	2015/09/12	10:06:21	40.0
631	2015/09/12	10:06:22	37.4
632	2015/09/12	10:06:23	37.5
633	2015/09/12	10:06:24	36.9
634	2015/09/12	10:06:25	36.7
635	2015/09/12	10:06:26	38.5
636	2015/09/12	10:06:27	37.5
637	2015/09/12	10:06:28	37.1
638	2015/09/12	10:06:29	38.0
639	2015/09/12	10:06:30	38.3
640	2015/09/12	10:06:31	41.6
641	2015/09/12	10:06:32	40.9
642	2015/09/12	10:06:33	40.6
643	2015/09/12	10:06:34	40.6
644	2015/09/12	10:06:35	40.4
645	2015/09/12	10:06:36	41.3
646	2015/09/12	10:06:37	40.2
647	2015/09/12	10:06:38	40.3
648	2015/09/12	10:06:39	40.6
649	2015/09/12	10:06:40	40.9
650	2015/09/12	10:06:41	42.2
651	2015/09/12	10:06:42	41.5
652	2015/09/12	10:06:43	42.7
653	2015/09/12	10:06:44	43.0
654	2015/09/12	10:06:45	42.9
655	2015/09/12	10:06:46	44.6
656	2015/09/12	10:06:47	43.4
657	2015/09/12	10:06:48	42.8
658	2015/09/12	10:06:49	42.1
659	2015/09/12	10:06:50	40.3
660	2015/09/12	10:06:51	40.8
661	2015/09/12	10:06:52	39.1
662	2015/09/12	10:06:53	40.4
663	2015/09/12	10:06:54	40.4
664	2015/09/12	10:06:55	39.4
665	2015/09/12	10:06:56	41.8
666	2015/09/12	10:06:57	38.7
667	2015/09/12	10:06:58	37.9
668	2015/09/12	10:06:59	38.2
669	2015/09/12	10:07:00	39.1
670	2015/09/12	10:07:01	39.2
671	2015/09/12	10:07:02	38.6
672	2015/09/12	10:07:03	41.4
673	2015/09/12	10:07:04	40.2
674	2015/09/12	10:07:05	41.3
675	2015/09/12	10:07:06	41.3
676	2015/09/12	10:07:07	40.9
677	2015/09/12	10:07:08	41.5
678	2015/09/12	10:07:09	41.5
679	2015/09/12	10:07:10	41.7

680	2015/09/12	10:07:11	40.3
681	2015/09/12	10:07:12	39.4
682	2015/09/12	10:07:13	36.7
683	2015/09/12	10:07:14	36.4
684	2015/09/12	10:07:15	35.5
685	2015/09/12	10:07:16	34.7
686	2015/09/12	10:07:17	35.3
687	2015/09/12	10:07:18	37.7
688	2015/09/12	10:07:19	35.8
689	2015/09/12	10:07:20	35.9
690	2015/09/12	10:07:21	36.0
691	2015/09/12	10:07:22	35.9
692	2015/09/12	10:07:23	35.7
693	2015/09/12	10:07:24	39.5
694	2015/09/12	10:07:25	36.9
695	2015/09/12	10:07:26	36.8
696	2015/09/12	10:07:27	36.7
697	2015/09/12	10:07:28	37.5
698	2015/09/12	10:07:29	39.3
699	2015/09/12	10:07:30	39.0
700	2015/09/12	10:07:31	37.8
701	2015/09/12	10:07:32	39.5
702	2015/09/12	10:07:33	38.2
703	2015/09/12	10:07:34	39.2
704	2015/09/12	10:07:35	38.3
705	2015/09/12	10:07:36	39.1
706	2015/09/12	10:07:37	36.7
707	2015/09/12	10:07:38	37.5
708	2015/09/12	10:07:39	37.9
709	2015/09/12	10:07:40	36.6
710	2015/09/12	10:07:41	35.5
711	2015/09/12	10:07:42	38.1
712	2015/09/12	10:07:43	37.8
713	2015/09/12	10:07:44	39.0
714	2015/09/12	10:07:45	38.7
715	2015/09/12	10:07:46	39.8
716	2015/09/12	10:07:47	38.3
717	2015/09/12	10:07:48	38.6
718	2015/09/12	10:07:49	39.0
719	2015/09/12	10:07:50	38.8
720	2015/09/12	10:07:51	40.1
721	2015/09/12	10:07:52	40.8
722	2015/09/12	10:07:53	42.9

Roadway Construction Noise Model (RCNM), Version 1.1

Report date: 4/3/2017

Case Descr: Merrill Gardens Assisted Living Demolition

---- Receptor #1 ----

Baselines (dBA)

Descriptor	Land Use	Daytime	Evening	Night
Residences	Residential	70	45	40

Equipment

Description	Impact Device	Usage(%)	Spec	Actual	Receptor	Estimated
			Lmax (dBA)	Lmax (dBA)	Distance (feet)	Shielding (dBA)
Dozer	No	40		81.7	150	0
Concrete Saw	No	20		89.6	150	0
Backhoe	No	40		77.6	150	0
Backhoe	No	40		77.6	150	0
Backhoe	No	40		77.6	150	0

Results

Equipment	Calculated (dBA)			Noise Limits (dBA)				
	*Lmax	Leq	Day	Evening				Night
			Lmax	Leq	Lmax	Leq	Lmax	Leq
Dozer	72.1	68.1	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Saw	80	73	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe	68	64	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe	68	64	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe	68	64	N/A	N/A	N/A	N/A	N/A	N/A
Total	80	75.4	N/A	N/A	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

---- Receptor #2 ----

Baselines (dBA)

Descriptor	Land Use	Daytime	Evening	Night
West Covir	Residential	66.8	50	45

Equipment

Description	Impact Device	Usage(%)	Spec	Actual	Receptor	Estimated
			Lmax (dBA)	Lmax (dBA)	Distance (feet)	Shielding (dBA)
Dozer	No	40		81.7	650	0
Concrete Saw	No	20		89.6	650	0
Backhoe	No	40		77.6	650	0
Backhoe	No	40		77.6	650	0
Backhoe	No	40		77.6	650	0



Equipment	Results							
	Calculated (dBA)			Noise Limits (dBA)				
	*Lmax	Leq	Day	Evening	Night			
Dozer	59.4	55.4	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Saw	67.3	60.3	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe	55.3	51.3	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe	55.3	51.3	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe	55.3	51.3	N/A	N/A	N/A	N/A	N/A	N/A
Total	67.3	62.6	N/A	N/A	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

---- Receptor #3 ----

Descriptor Land Use	Baselines (dBA)		
	Daytime	Evening	Night
Residences Residential	70	45	40

Description	Impact Device	Usage(%)	Equipment			Estimated Shielding (dBA)
			Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	
Dozer	No	40		81.7	500	0
Concrete Saw	No	20		89.6	500	0
Backhoe	No	40		77.6	500	0
Backhoe	No	40		77.6	500	0
Backhoe	No	40		77.6	500	0

Equipment	Results							
	Calculated (dBA)			Noise Limits (dBA)				
	*Lmax	Leq	Day	Evening	Night			
Dozer	61.7	57.7	N/A	N/A	N/A	N/A	N/A	N/A
Concrete Saw	69.6	62.6	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe	57.6	53.6	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe	57.6	53.6	N/A	N/A	N/A	N/A	N/A	N/A
Backhoe	57.6	53.6	N/A	N/A	N/A	N/A	N/A	N/A
Total	69.6	64.9	N/A	N/A	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM), Version 1.1

Report date: 4/6/2017  
 Case Description: Merrill Gardens Assisted Living Grading

---- Receptor #1 ----

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Residences on South Sunset Ave.	Residential	70	45	40

Description	Impact Device	Usage(%)	Equipment			
			Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Dozer	No	40		81.7	150	0
Concrete Saw	No	20		89.6	150	0
Backhoe	No	40		77.6	150	0

Equipment	Calculated (dBA)		Results			
	*Lmax	Leq	Day		Evening	
Dozer	72.1	68.1	N/A	N/A	N/A	N/A
Concrete Saw	80	73	N/A	N/A	N/A	N/A
Backhoe	68	64	N/A	N/A	N/A	N/A
Total	80	74.7	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

---- Receptor #2 ----

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
West Covina Library	Residential	66.8	50	45

Description	Impact Device	Usage(%)	Equipment			
			Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Dozer	No	40		81.7	650	0
Concrete Saw	No	20		89.6	650	0
Backhoe	No	40		77.6	650	0

Equipment	Calculated (dBA)		Results			
	*Lmax	Leq	Day		Evening	
Dozer	59.4	55.4	N/A	N/A	N/A	N/A
Concrete Saw	67.3	60.3	N/A	N/A	N/A	N/A

Backhoe		55.3	51.3	N/A	N/A	N/A	N/A
Total		67.3	62.6	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

---- Receptor #3 ----

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Residences on West Covina Pkwy	Residential	70	45	40

Equipment

Description	Impact Device	Usage(%)	Spec	Actual	Receptor	Estimated
			Lmax (dBA)	Lmax (dBA)	Distance (feet)	Shielding (dBA)
Dozer	No	40		81.7	500	0
Concrete Saw	No	20		89.6	500	0
Backhoe	No	40		77.6	500	0

Results

Equipment	Calculated (dBA)		Noise Limits (dBA)			
	*Lmax	Leq	Day		Evening	
			Lmax	Leq	Lmax	Leq
Dozer	61.7	57.7	N/A	N/A	N/A	N/A
Concrete Saw	69.6	62.6	N/A	N/A	N/A	N/A
Backhoe	57.6	53.6	N/A	N/A	N/A	N/A
Total	69.6	64.9	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM), Version 1.1

Report date: 4/6/2017  
 Case Description: Merrill Gardens Assisted Living Building Construction

---- Receptor #1 ----

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
Residences on South Sunset Ave.	Residential	70	45	40

Description	Impact Device	Usage(%)	Equipment			
			Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Forklift	No	50		0	150	0
Crane	No	16		80.6	150	0
Generator	No	50		80.6	150	0
Backhoe	No	40		77.6	150	0
Welder / Torch	No	40		74	150	0
Welder / Torch	No	40		74	150	0
Welder / Torch	No	40		74	150	0

Results

Equipment	Calculated (dBA)			Noise Limits (dBA)			
	*Lmax	Leq	Day	Evening			Night
			Lmax	Leq	Lmax	Leq	Lmax
Forklift	-9.5	-12.6	N/A	N/A	N/A	N/A	N/A
Crane	71	63	N/A	N/A	N/A	N/A	N/A
Generator	71.1	68.1	N/A	N/A	N/A	N/A	N/A
Backhoe	68	64	N/A	N/A	N/A	N/A	N/A
Welder / Torch	64.5	60.5	N/A	N/A	N/A	N/A	N/A
Welder / Torch	64.5	60.5	N/A	N/A	N/A	N/A	N/A
Welder / Torch	64.5	60.5	N/A	N/A	N/A	N/A	N/A
Total	71.1	71.6	N/A	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

---- Receptor #2 ----

Description	Land Use	Baselines (dBA)		
		Daytime	Evening	Night
West Covina Library	Residential	66.8	50	45

Description	Impact Device	Usage(%)	Equipment			
			Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)

Forklift	No	50	0	650	0
Crane	No	16	80.6	650	0
Generator	No	50	80.6	650	0
Backhoe	No	40	77.6	650	0
Welder / Torch	No	40	74	650	0
Welder / Torch	No	40	74	650	0
Welder / Torch	No	40	74	650	0

Results

Equipment	Calculated (dBA)		Noise Limits (dBA)				
	*Lmax	Leq	Day		Evening		Night
			Lmax	Leq	Lmax	Leq	Lmax
Forklift	-22.3	-25.3	N/A	N/A	N/A	N/A	N/A
Crane	58.3	50.3	N/A	N/A	N/A	N/A	N/A
Generator	58.4	55.3	N/A	N/A	N/A	N/A	N/A
Backhoe	55.3	51.3	N/A	N/A	N/A	N/A	N/A
Welder / Torch	51.7	47.7	N/A	N/A	N/A	N/A	N/A
Welder / Torch	51.7	47.7	N/A	N/A	N/A	N/A	N/A
Welder / Torch	51.7	47.7	N/A	N/A	N/A	N/A	N/A
Total	58.4	58.8	N/A	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

---- Receptor #3 ----

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Residences on West Covina	Residential	70	45	40

Equipment

Description	Impact Device	Usage(%)	Spec	Actual	Receptor	Estimated
			Lmax (dBA)	Lmax (dBA)	Distance (feet)	Shielding (dBA)
Forklift	No	50		0	500	0
Crane	No	16		80.6	500	0
Generator	No	50		80.6	500	0
Backhoe	No	40		77.6	500	0
Welder / Torch	No	40		74	500	0
Welder / Torch	No	40		74	500	0
Welder / Torch	No	40		74	500	0

Results

Equipment	Calculated (dBA)		Noise Limits (dBA)				
	*Lmax	Leq	Day		Evening		Night
			Lmax	Leq	Lmax	Leq	Lmax
Forklift	-20	-23	N/A	N/A	N/A	N/A	N/A
Crane	60.6	52.6	N/A	N/A	N/A	N/A	N/A
Generator	60.6	57.6	N/A	N/A	N/A	N/A	N/A
Backhoe	57.6	53.6	N/A	N/A	N/A	N/A	N/A

Welder / Torch	54	50	N/A	N/A	N/A	N/A	N/A
Welder / Torch	54	50	N/A	N/A	N/A	N/A	N/A
Welder / Torch	54	50	N/A	N/A	N/A	N/A	N/A
Total	60.6	61.1	N/A	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

Roadway Construction Noise Model (RCNM),Version 1.1

Report date: 4/6/2017  
 Case Merrill Gardens Assisted Living Paving  
 Description:

---- Receptor #1 ----

		Baselines (dBA)		
Description	Land Use	Daytime	Evening	Night
Residences on South Sunset	Residential	70	45	40

		Equipment				
		Impact	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Description	Device	Usage(%)	(dBA)	(dBA)	(feet)	(dBA)
Paver	No	50	50	77.2	150	0
Concrete Mixer Truck	No	40	40	78.8	150	0
Paver	No	50	50	77.2	150	0
Roller	No	20	20	80	150	0
Backhoe	No	40	40	77.6	150	0
Forklift	No	50	50	0	150	0

Results

		Calculated (dBA)		Noise Limits (dBA)				
				Day	Evening		Night	
Equipment		*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax
Paver		67.7	64.7	N/A	N/A	N/A	N/A	N/A
Concrete Mixer Truck		69.3	65.3	N/A	N/A	N/A	N/A	N/A
Paver		67.7	64.7	N/A	N/A	N/A	N/A	N/A
Roller		70.5	63.5	N/A	N/A	N/A	N/A	N/A
Backhoe		68	64	N/A	N/A	N/A	N/A	N/A
Forklift		-9.5	-12.6	N/A	N/A	N/A	N/A	N/A
	Total	70.5	71.5	N/A	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

---- Receptor #2 ----

		Baselines (dBA)		
Description	Land Use	Daytime	Evening	Night
West Covina Library	Residential	66.8	50	45

		Equipment				
		Impact	Spec Lmax (dBA)	Actual Lmax (dBA)	Receptor Distance (feet)	Estimated Shielding (dBA)
Description	Device	Usage(%)	(dBA)	(dBA)	(feet)	(dBA)
Paver	No	50	50	77.2	650	0
Concrete Mixer Truck	No	40	40	78.8	650	0
Paver	No	50	50	77.2	650	0
Roller	No	20	20	80	650	0

Backhoe	No	40	77.6	650	0
Forklift	No	50	0	650	0

Results

Equipment	Calculated (dBA)		Noise Limits (dBA)				
	*Lmax	Leq	Day		Evening		Night
			Lmax	Leq	Lmax	Leq	Lmax
Paver	58.4	55.3	N/A	N/A	N/A	N/A	N/A
Concrete Mixer Truck	58.3	50.3	N/A	N/A	N/A	N/A	N/A
Paver	55.3	51.3	N/A	N/A	N/A	N/A	N/A
Roller	51.7	47.7	N/A	N/A	N/A	N/A	N/A
Backhoe	51.7	47.7	N/A	N/A	N/A	N/A	N/A
Forklift	-22.3	-25.3	N/A	N/A	N/A	N/A	N/A
Total	58.4	58.8	N/A	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

---- Receptor #3 ----

Baselines (dBA)

Description	Land Use	Daytime	Evening	Night
Residences on West Covina	Residential	70	45	40

Equipment

Description	Device	Impact	Usage(%)	Spec	Actual	Receptor	Estimated
				Lmax (dBA)	Lmax (dBA)	Distance (feet)	Shielding (dBA)
Paver	No		50		77.2	500	0
Concrete Mixer Truck	No		40		78.8	500	0
Paver	No		50		77.2	500	0
Roller	No		20		80	500	0
Backhoe	No		40		77.6	500	0
Forklift	No		50		0	500	0

Results

Equipment	Calculated (dBA)		Noise Limits (dBA)				
	*Lmax	Leq	Day		Evening		Night
			Lmax	Leq	Lmax	Leq	Lmax
Paver	60.6	57.6	N/A	N/A	N/A	N/A	N/A
Concrete Mixer Truck	60.6	52.6	N/A	N/A	N/A	N/A	N/A
Paver	57.6	53.6	N/A	N/A	N/A	N/A	N/A
Roller	54	50	N/A	N/A	N/A	N/A	N/A
Backhoe	54	50	N/A	N/A	N/A	N/A	N/A
Forklift	-20	-23	N/A	N/A	N/A	N/A	N/A
Total	60.6	61.1	N/A	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.



Roadway Construction Noise Model (RCNM), Version 1.1

Report date: 4/3/2017

Case Description: Merrill Gardens Assisted Living Architectural Coating

---- Receptor #1 ----

		Baselines (dBA)		
Descriptor	Land Use	Daytime	Evening	Night
Residences	Residential	70	45	40

		Equipment				
Description	Impact Device	Usage(%)	Spec	Actual	Receptor	Estimated
			Lmax (dBA)	Lmax (dBA)	Distance (feet)	Shielding (dBA)
Compressor (air)	No	40		77.7	150	0

		Results							
		Calculated (dBA)				Noise Limits (dBA)			
		Day		Evening		Night			
Equipment		*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Compressor (air)		71	63	N/A	N/A	N/A	N/A	N/A	N/A
Total		71.1	73.5	N/A	N/A	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

---- Receptor #2 ----

		Baselines (dBA)		
Descriptor	Land Use	Daytime	Evening	Night
West Covir	Residential	66.8	50	45

		Equipment				
Description	Impact Device	Usage(%)	Spec	Actual	Receptor	Estimated
			Lmax (dBA)	Lmax (dBA)	Distance (feet)	Shielding (dBA)
Compressor (air)	No	40		77.7	650	0

		Results							
		Calculated (dBA)				Noise Limits (dBA)			
		Day		Evening		Night			
Equipment		*Lmax	Leq	Lmax	Leq	Lmax	Leq	Lmax	Leq
Compressor (air)		55.4	51.4	N/A	N/A	N/A	N/A	N/A	N/A
Total		55.4	51.4	N/A	N/A	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

---- Receptor #3 ----

		Baselines (dBA)		
Descriptor	Land Use	Daytime	Evening	Night
Residences	Residential	70	45	40

Description	Impact Device	Usage(%)	Equipment			Receptor Distance (feet)	Estimated Shielding (dBA)
			Spec Lmax (dBA)	Actual Lmax (dBA)			
Compressor (air)	No	40		77.7	500	0	

Equipment	Results							
	Calculated (dBA)			Noise Limits (dBA)				
	*Lmax	Leq	Day Lmax	Leq	Evening Lmax	Leq	Night Lmax	Leq
Compressor (air)	57.7	53.7	N/A	N/A	N/A	N/A	N/A	N/A
Total	57.7	53.7	N/A	N/A	N/A	N/A	N/A	N/A

\*Calculated Lmax is the Loudest value.

# DNL Calculator

Site ID	Merrill Gardens Assisted Living Existing Conditions
Record Date	04/10/2017
User's Name	

Road # 1 Name:	West Covina Parkway North of Project Site
----------------	---

## Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	35	35	35
Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	14330	30	40
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	68.2	41.4	63.1
Calculate Road #1 DNL	69.4	Reset	

Road # 2 Name:

West Covina Parkway at Project Site

Road #2

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	30	30	30
Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	14140	30	40
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	69.1	42.4	64.1
Calculate Road #2 DNL	70.3	Reset	

Road # 3 Name:

Sunset Avenue

Road #3

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	35	35	35
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	20940	40	60
Night Fraction of ADT	15	15	15

Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="71"/>	<input type="text" value="43.8"/>	<input type="text" value="64.8"/>
<b>Calculate Road #1 DNL</b>	<input type="text" value="72"/>	<input type="text" value="Reset"/>	

**Road # 2 Name:**

**Road #2**

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="30"/>	<input type="text" value="30"/>	<input type="text" value="30"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="35"/>	<input type="text" value="35"/>	<input type="text" value="35"/>
Average Daily Trips (ADT)	<input type="text" value="11120"/>	<input type="text" value="30"/>	<input type="text" value="20"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="68.1"/>	<input type="text" value="42.4"/>	<input type="text" value="61.1"/>
<b>Calculate Road #2 DNL</b>	<input type="text" value="68.9"/>	<input type="text" value="Reset"/>	

Airport Noise Level

Loud Impulse Sounds?  Yes  No

## DNL Calculator

Site ID	Merrill Gardens Assisted Living Existing plus Project Conditions
Record Date	06/26/2017
User's Name	

Road # 1 Name: West Covina Parkway North of Project Site

### Road #1

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	35	35	35
Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	14390	30	40
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	68.2	41.4	63.1
Calculate Road #1 DNL	69.4	Reset	

**Road # 2 Name:** West Covina Parkway at Project Site

**Road #2**

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	30	30	30
Distance to Stop Sign			
Average Speed	35	35	35
Average Daily Trips (ADT)	14240	30	40
Night Fraction of ADT	15	15	15
Road Gradient (%)			2
Vehicle DNL	69.2	42.4	64.1
Calculate Road #2 DNL	70.4	Reset	

**Road # 3 Name:** Sunset Avenue

**Road #3**

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	35	35	35
Distance to Stop Sign			
Average Speed	40	40	40
Average Daily Trips (ADT)	20950	40	60
Night Fraction of ADT	15	15	15

Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="71"/>	<input type="text" value="43.8"/>	<input type="text" value="64.8"/>
<b>Calculate Road #3 DNL</b>	<input type="text" value="72"/>	<input type="text" value="Reset"/>	

**Road # 4 Name:**

**Road #4**

Vehicle Type	Cars <input checked="" type="checkbox"/>	Medium Trucks <input checked="" type="checkbox"/>	Heavy Trucks <input checked="" type="checkbox"/>
Effective Distance	<input type="text" value="30"/>	<input type="text" value="30"/>	<input type="text" value="30"/>
Distance to Stop Sign	<input type="text"/>	<input type="text"/>	<input type="text"/>
Average Speed	<input type="text" value="35"/>	<input type="text" value="35"/>	<input type="text" value="35"/>
Average Daily Trips (ADT)	<input type="text" value="11140"/>	<input type="text" value="30"/>	<input type="text" value="20"/>
Night Fraction of ADT	<input type="text" value="15"/>	<input type="text" value="15"/>	<input type="text" value="15"/>
Road Gradient (%)	<input type="text"/>	<input type="text"/>	<input type="text" value="2"/>
Vehicle DNL	<input type="text" value="68.1"/>	<input type="text" value="42.4"/>	<input type="text" value="61.1"/>
<b>Calculate Road #4 DNL</b>	<input type="text" value="68.9"/>	<input type="text" value="Reset"/>	

**Add Road Source** **Add Rail Source**

Airport Noise Level

Loud Impulse Sounds?  Yes  No



# Appendix E

---

Monterey Peninsula Regional Park District Park Usage Letter



## Monterey Peninsula Regional Park District

P.O. Box 223340 • Carmel, California 93922 | 4860 Carmel Valley Road • Carmel, California 93923

March 25, 2019

Megan Jones  
Rincon Consultants  
437 Figueroa Street, Suite 203  
Monterey, CA 93940

Dear Megan:

Thank you for helping the Monterey Peninsula Regional Park District (MPRPD) advance Palo Corona Regional Park's general development plan CEQA analysis.

I have had the honor and pleasure of working on many acquisition, research, planning, development, and operations projects throughout the western United States. Many of these projects were very similar in scope and dimension to Palo Corona Regional Park (PCRP), and several were award-winning. In 2001, the American Planning Association awarded Pima County, Arizona (my former employer) the nation's top environmental planning award for the Sonoran Desert Conservation Plan. In December 1988, National Geographic's 100-year anniversary edition featured Kartchner Caverns State Park. As Arizona State Park's Deputy Director, I led this park's acquisition, environmental research, planning, design and development projects, and formulated and implemented its operations model based on the site's delicate carrying capacity. Earlier in my career, while working as a Ranger for the United States National Park Service, I worked on sustainable trail improvements in critical habitat, monitored endangered and invasive flora and fauna, and assisted with analysis and design leading to the reintroduction of the Grand Canyon Railroad.

MPRPD is excited to provide our region's residents and visitors high quality environmental education and passive recreation experiences. Some of the uses we have proposed at PCRP are new, others offer alternatives to uses that may already be provided by other organizations. Because of PCRP's proximity or adjacency to Monterey County's coastal and inland communities, the benefits proposed at this park are many.

The region's public will play a key role by directly participating in the former Rancho Canada Golf Course's transformation; helping MPRPD restore the golf links into native habitat. This transformation will include reintroducing native vegetation, restoring portions of the Carmel River, reestablishing wildlife corridors, and attracting the region's native common, threatened and endangered fauna to this and adjacent sites. This park will greatly enhance public health by making available the park's expansive trail network. Many of the park's extant trails, formerly ranch roads and active fire breaks, may connect to other organizations' trails and attractions. These

### BOARD OF DIRECTORS

**Kelly Sorenson – Ward 1**

[ksorenson@mprpd.org](mailto:ksorenson@mprpd.org)

Marina, northern Ft. Ord

**Shane Anderson – Ward 2**

[shanea@mprpd.org](mailto:shanea@mprpd.org)

Seaside, northern Sand City,  
southern Ft. Ord

**Katie Pofahl – Ward 3**

[kpofahl@mprpd.org](mailto:kpofahl@mprpd.org)

Monterey, southwest Seaside,  
southern Sand City, Del Rey Oaks

**Kathleen Lee – Ward 4**

[klee@mprpd.org](mailto:klee@mprpd.org)

Pacific Grove, New Monterey,  
northern Pebble Beach

**Monta Potter – Ward 5**

[mpotter@mprpd.org](mailto:mpotter@mprpd.org)

Carmel, Carmel Valley,  
Big Sur, southern Pebble Beach

### GENERAL MANAGER

Rafael Payan, PhD

[payan@mprpd.org](mailto:payan@mprpd.org)

adjacent properties include California State Parks' Point Lobos Natural Preserve, Jacks Peak County Park, Big Sur, and other sites.

PCRP's proximity to the region's coastal and exurban communities may help to meaningfully reduce traffic on Highway 1 and Carmel Valley Road. This will be accomplished through a redistribution of users. Visitors that may have historically used or are presently using other organizations' open space and recreation lands – which may be distantly located along the Highway 1 and Carmel Valley Road corridors - may opt to visit PCRP. Time and fuel saved by visitors foregoing longer drives allows more time spent enjoying the outdoors while reducing traffic, and vehicle-caused emissions. Visitors will find that PCRP offers high-quality facilities, vistas, recreation, and environmental education opportunities, typically without the long drive. Based upon projected use as described in more detail below, MPRPD estimates that no more than 20% of PCRP visitors will be new visitors coming to PCRP via Highway 1 over Carmel Hill.

The following briefly describes proposed new uses at Palo Corona Regional Park.

1. **BACKPACKERS/CAMPERS:** Camping is not presently allowed at PCRP however, it is anticipated that if this use is made available, backpackers/campers will comprise a very small percentage of PCRP's total users. Camping at PCRP is identified in the park's General Development Plan.

Access to the backcountry's two proposed campgrounds will likely be limited to a maximum of 25 people per day, per campground, with a maximum three-night stay. It is anticipated that during the rainy season and the middle of the work week, fewer backpackers/campers will visit PCRP's backcountry. The majority of PCRP's overnight users will likely be visitors that presently camp at Andrew Molera, Pfeiffer Redwood and Julia Pfeiffer state parks, or other similar public and private venues presently located along Highway 1. As previously mentioned, this small number of backpackers/campers will likely desire visiting PCRP due to trailheads and campgrounds being closer to our region's communities, and the world-class views of Monterey Bay from the park's trails.

Summary: PCRP's overnight visitors that would have otherwise camped at the region's other public and private venues are estimated at 5% of PCRP's total visitation.

2. **BICYCLISTS (Mountain and Road Bikes):** Bicycles are not presently allowed at PCRP however, there has been quite a bit of interest from the bicyclists. Bike use at PCRP is identified in the park's General Development Plan.

a. **Mountain Bikes:** The California Coastal Conservancy, numerous mountain bike enthusiasts, and several clubs have requested MPRPD's authorization to access the park's backcountry via bicycles. The potential of a one-day, 14 to 20-mile roundtrip hike may not be realistic for many visitors. Thus, mountain bikes may greatly enhance our patrons' ability to visit this expansive park. Mountain bikes would be required to use the established routes, which are typically extant ranch roads and fire breaks. Offering "bike-camping" at the proposed campgrounds would enhance our visitors' options in how they can enjoy their park.

MPRPD is contemplating the use of a permit system for mountain bikes at this park. A permit system would help MPRPD control the number of mountain bikes entering the park and aid in making modifications to that number on an as needed basis. Mountain bike access will likely be limited to a maximum of 50 mountain bikes, inside the backcountry, per day. Mountain bike access may utilize several staging areas including the Rancho Canada and Wisler-Wilson units. Access may potentially also be allowed from suitable adjacent public and private properties. A permit would be required when entering the park from these properties. This proposed use will attract a small number of mountain bikers who are presently accessing some of the region's other bike-friendly parks.

Summary: Mountain bikers that would have otherwise ridden at Fort Ord National Monument, Toro County Park, or another venue anyway are estimated at less than 5% of PCRP's total visitation.



b. Road Bikes: Numerous road bike and alternative transportation enthusiasts have requested MPRPD's authorization to access the park's Rancho Canada Unit via road bikes. Extant golf cart paths within the park would be identified as bike routes. Connectivity between the park and adjacent residential neighborhoods, the city of Carmel-by-the-Sea, and Carmel Middle School would be established while simultaneously creating a multi-modal transportation corridor, thereby reducing vehicular traffic on Highway 1 and Carmel Valley Road.

Summary: The number of potential road bikers that would have otherwise ridden along portions of Carmel Valley Road and Highway 1 anyway are not estimated as their use may be to simply pass through the property.

3. DAY-USE HIKERS: PCRPs current day-use hikers are, and in the future will likely continue to be, predominantly comprised of local visitors that have historically hiked MPRPD's properties including Palo Corona, Garland Ranch, Mill Creek, and Kahn Ranch regional parks, or have recreated on other jurisdictions' trails and open spaces including, Carmel River, Point Lobos, Garrapata, Andrew Molera, Pfeiffer Big Sur, and Julia Pfeiffer state parks. The recent acquisition and opening of PCRPs Rancho Canada Unit provides public access to PCRPs, which, as previously noted, is in very close proximity to the region's coastal and inland communities. Access to the park via the Rancho Canada Unit has not increased traffic to either Highway 1 or Carmel Valley Road. PCRPs hiking enthusiasts are not new visitors travelling Highway 1 or Carmel Valley Road to visit the park; rather, they are visitors coming to the area anyway, and just enjoying another park option that is easily accessible and closer in proximity to our region's visitor accommodations and residential communities. Hikers that previously frequented the aforementioned regional and state parks are now driving less of a distance, thereby reducing traffic on Highway 1 and Carmel Valley Road, by shifting their hikes to PCRPs.

Summary: Hikers that would have otherwise hiked at Point Lobos, Garrapata, Big Sur and other state parks, and Garland, Kahn, Mill Creek and other regional parks anyway are estimated at 85% of PCRPs total visitation.

4. DOG PARK USERS: The majority of dog park users will be residents living in adjacent neighborhoods, some of whom presently utilize the extant dog park at the Quail Lodge residential community. Dog park users have been informed that Quail Lodge may soon adaptively repurpose their dog park. In response to this notice, canine enthusiasts are seeking an alternative dog park they can walk to in a similar manner to that which they presently enjoy. The proposed dog park at PCRPs Rancho Canada Unit may satisfy this use. Other local canine enthusiasts whom presently exercise their dogs at Garland Ranch Regional Park and Carmel Beach State Park may help reduce traffic on Highway 1 and Carmel Valley Road by utilizing the proposed facility.

Summary: Local residents that would have otherwise exercised their dogs at Quail Lodge, Garland Ranch, and Carmel State Beach anyway are estimated at 2% of PCRPs total visitation.

5. ENVIRONMENTAL EDUCATION and ORGANIZED ACTIVITIES: Some new visitors may be coming to take advantage of PCRPs educational programs and organized activities (e.g. amphitheater events) however, there may not be a substantial increase of users in addition to those visitors whom are already taking advantage of existing programs. Most of MPRPD's programs require reservations and are limited to a specific number of users due in part to the limited number of personnel available to offer classes and programs, each class' and program's carrying capacity to eliminate overcrowding and enhance the instructor-to-pupil ratio, and to not overwhelm the park's environmental carrying capacity.

Summary: The number of visitors attending environmental education and other programs offered at PCRPs is not expected to increase and are estimated at 2% of PCRPs total visitation.

6. EQUESTRIAN: Equestrian trail-ride enthusiasts have requested MPRPD's authorization to ride a personal or rental horse. This would provide some visitors access the park's backcountry. The California Coastal Conservancy has discussed their desire to enhance backcountry access and has identified equestrian trail rides as

an appropriate option. The potential of a one-day, 14 to 20-mile roundtrip hike may not be realistic for many visitors. Thus, equestrian trail rides may greatly enhance our patrons' ability to visit this expansive park. Equestrians would be required to utilize the established routes, which are typically extant ranch roads and fire breaks. Offering "horse-camping" at the proposed campgrounds may supplement our visitors' options in how they can enjoy their park.

MPPRD is contemplating the use of a permit system for equestrian trail riders at this park. A permit system would help MPPRD control the number of trail riders entering the park and aid in making modifications to that number on an as needed basis. Equestrian access will likely be limited to a maximum of 50 trail-riders, inside the backcountry, per day. Trail-ride access may utilize several staging areas including the Rancho Canada and Wisler-Wilson units. Access may potentially also be allowed from suitable adjacent public and private properties. A permit would be required when entering the park from these properties. This proposed use will attract a small number of equestrians who are presently accessing some of the region's other horse-friendly parks.

Summary: Equestrian access at Palo Corona will attract a small number of trail-riders who may already be accessing some of the region's other trails or beaches, including county, state, and federal properties along the Highway 1 and Carmel Valley Road corridors. Trail riders are estimated at less than 1% of PRCP's total visitation.

Please let me know if you require additional information or clarification.

Thanks for your help,

A handwritten signature in black ink, consisting of a stylized 'R' and 'P' followed by a long horizontal line that ends in a small dot.

Rafael Payan

# Appendix F

---

Tribal Consultation



Palo Corona Regional Park General Development Plan AB 52 Correspondence

Contact List	Date Letter Sent to contact	Date of Response	Comments/Concerns
Esselen Tribe of Monterey County Tom Little Bear Nason 38655 Tassajara Road Carmel Valley, CA 93942 (408) 659-2153	9/21/18		Return receipt received
Costanoan Rumsen Carmel Tribe Tony Cerda, Chairperson 244 E. 1 <sup>st</sup> Street Pomona, CA 91766 <a href="mailto:rumsen@aol.com">rumsen@aol.com</a> (909) 524-8041 (cell) (909) 629-6081	9/21/18		Letter returned unclaimed
Ohlone/Costanoan-Esselen Nation Louise Miranda-Ramirez, Chairperson P.O. Box 1301 Monterey, CA 93942 <a href="mailto:Ramirez.louise@yahoo.com">Ramirez.louise@yahoo.com</a> (408) 629-5189 (408) 661-2486 (cell)	9/21/18		Return receipt received
Amah Mutsun Tribal Band Valentin Lopez, Chairperson P.O. Box 5272 Galt, CA 95632 <a href="mailto:vlopez@amahmutsun.org">vlopez@amahmutsun.org</a> (916) 743-5833	9/21/18		Return receipt received
Amah Mutsun Tribal Band of Mission San Juan Bautista Irene Zwierlein, Chairperson	9/21/18		



Contact List	Date Letter Sent to contact	Date of Response	Comments/Concerns
789 Canada Road Woodside, CA 94062 <a href="mailto:amahmutsuntribal@gmail.com">amahmutsuntribal@gmail.com</a> (650) 851-7489 (cell) (650) 851-7747 (office) (650) 332-1526 (fax)			
Indian Canyon Mutsun Band of Coastanoan Ann Marie Sayers, Chairperson P.O. Box 28 Hollister, CA 95024 <a href="mailto:ams@indiancanyon.org">ams@indiancanyon.org</a> (831) 637-4238	9/21/18		Return receipt received



**Local Government Tribal Consultation List Request  
Native American Heritage Commission**

1550 Harbor Blvd, Suite 100  
West Sacramento, CA 95691  
916-373-3710  
916-373-5471 – Fax  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

**Type of List Requested**

CEQA Tribal Consultation List (AB 52) – *Per Public Resources Code § 21080.3.1, subs. (b), (d), (e) and 21080.3.2*

General Plan (SB 18) - *Per Government Code § 65352.3.*

**Local Action Type:**

General Plan  General Plan Element  General Plan Amendment

Specific Plan  Specific Plan Amendment  Pre-planning Outreach Activity

**Required Information**

**Project Title:** Palo Corona Regional Park General Development Plan

**Local Government/Lead Agency:** Monterey Peninsula Regional Park District

**Contact Person:** Hannah Haas

**Street Address:** 4825 J Street, Suite 200

**City:** Sacramento, CA **Zip:** 95816

**Phone:** 916-706-1374 **Fax:** \_\_\_\_\_

**Email:** hhaas@rinconconsultants.com

**Specific Area Subject to Proposed Action**

**County:** Monterey **City/Community:** \_\_\_\_\_

**Project Description:**

The project consists of the preparation of a General Development Plan to guide future projects at Palo Corona Regional Park

**Additional Request**

Sacred Lands File Search - *Required Information:*

**USGS Quadrangle Name(s):** Monterey

**Township: 16S**      **Range: 1E**      **Section(s): 18, 19**  
**Township: 16S**      **Range: 1W**      **Section(s): 13, 24, 25, 30**

# Appendix G

---

Trip Generation Assessment



# HEXAGON TRANSPORTATION CONSULTANTS, INC.

## Memorandum

**Date:** May 11, 2020

**To:** Rafael Payan, Monterey Peninsula Regional Parks Department

**Cc:** Michael Whilden, Deputy County Counsel

**From:** Gicela Del Rio, T.E.

**Subject:** Trip Generation Evaluation for the Palo Corona Regional Park General Development Plan

Hexagon Transportation Consultants, Inc. has completed a trip generation evaluation for the proposed Palo Corona Regional Park (PCRP) General Development Plan. The trip generation estimates presented within this memo will be used to provide a comparative evaluation to the trip generation estimates presented in the *Palo Corona Park General Development Plan* Initial Study/Mitigated Negative Declaration, Chapter 17 (Transportation), prepared by Rincon Consultants, Inc.

### Trip Generation Estimates

The trip generation for the PCRP was estimated based on detailed project information provided by Monterey Peninsula Regional Park District (MPRPD) staff as well as project information contained in the *Palo Corona Park General Development Plan* Initial Study/Mitigated Negative Declaration (Chapter 17 and Appendix E). The project information consists of anticipated daily projections of both staff and visitors to PCRP, including the maximum number of staff and visitors, work shift times, types of visitors, operating hours, frequency of programs/classes, and time of the year. The staff/visitor projections, and consequently the trip generation estimates, describe the amount of trips anticipated to be generated by PCRP at buildout of the park General Development Plan, which includes both trips that are currently being generated and those that would be generated by planned uses at the park.

The estimated total number of daily staff and park users is summarized in Table 1 below. Based on the provided information, and conservatively assuming that all programs/classes offered during the week and on weekends would occur on the same day, it was estimated that a total of 517 persons (including staff and visitors) would access the park on a weekday, 585 persons on a weekend day, and 537 persons on a holiday.

Each person accessing the park represents two person trips: one inbound and one outbound. It is anticipated that most people visiting the park would access the park via a passenger vehicle, however, some of the person trips also would be made walking, carpooling, and in the case of school fieldtrips, in a single bus. Thus, the total estimated number of person trips were translated into vehicular trips, assuming some of the park users (such as staff) would arrive to the park in a vehicle by themselves (vehicle occupancy = 1) while others, such as day-use hikers, would arrive to the park by themselves or with another person (assumed vehicle occupancy = 1.5). Dog walkers that walk into the park from adjacent neighborhoods would not generate any vehicular trips. Since the number of person trips would be the greatest on a weekend day, the daily vehicular trips were estimated for the weekend.

Based on the above assumptions and projections, it is estimated that PCRP would generate a total of 808 daily vehicular trips. The trip generation estimates are summarized in Table 2.

**Table 1  
Total Daily Park User Estimates**

Proposed Staff and Park User Projections <sup>1</sup>	Proposed Capacity	Number of Staff/Park Users			Shift Times/ Operating Times	Time of Year
		Weekday	Weekend	Holiday		
<b>Staff by Division Projections</b>						<b>Year-round</b>
Administration Division		5	0	0	9am-5pm	
Environmental Education and Outreach Division		4	3	0	9am-5pm	
Operations Division and Maintenance		3	2	2-4	8am-4pm	
- Campground Host		3	3	3	minimum 1 at all time	
Resource Manager Division		2	0	0	8am-4pm	
<b>Subtotal</b>		<b>17</b>	<b>8</b>	<b>7</b>		
<b>Daytime Park User Projections<sup>2</sup></b>						<b>Dawn to Dusk</b>
Day-Use Hikers		100-250	200-350	300+		<b>Year-round</b>
Dog Park Users - Drive-in		25+	25+	25+		
- Walk-in		15+	15+	15+		
Bicyclists <sup>3</sup>	Max 50 per day	50	50	50		
Equestrian Riders <sup>3</sup>	Max 50 per day	50	50	50		
<b>Subtotal</b>		<b>390</b>	<b>490</b>	<b>490</b>		
<b>Campground User Projections<sup>4</sup></b>						<b>Overnight Stay - check-in:2pm; check-out:10am</b>
Recreation Campground	15 permits max, 1 person per permit, 3-day max stay	15	15	15		<b>Year-round</b>
Education/Research Campground	5 permits max, 5 person per permit, 3-day max stay	25	25	25		
<b>Subtotal</b>		<b>40</b>	<b>40</b>	<b>40</b>		
<b>Environmental Education<sup>5</sup></b>						<b>Typically 10am-4pm</b>
- Interpretive Programs	Avg of 20 participants per class	20	20	0	2X per month both weekdays and weekends	<b>Year-round</b>
- Classes	Avg of 20 weekday and 15 weekend participants per class	20	15	0	6X per year - weekdays 5X per month - weekends	<b>Month Varies</b>
- School-based Fieldtrips	Avg of 30 participants per fieldtrip, transported on bus	30	0	0	Avg of 25 total in 8 months	<b>Oct-May</b>
- Docent-led Day Hikes	Avg of 12 participants	0	12	0	3X per month	<b>Year-round</b>
<b>Subtotal</b>		<b>70</b>	<b>47</b>	<b>0</b>		
<b>Total Daily Park Users</b>		<b>517</b>	<b>585</b>	<b>537</b>		

<sup>1</sup> Source: Project information obtained from Monterey Peninsula Regional Park District (MPRPD) staff regarding staff and visitor projection information for Palo Corona Regional Park and information contained in the *Palo Corona Regional Park General Development Plan Initial Study/Mitigated Negative Declaration - Chapter 17 (Transportation) and Appendix E.*

<sup>2</sup> Although weather conditions and seasons influence the number of daily users, as a conservative approach, this table estimates the total number of daily park users based on the larger projection. The number of daytime park users on a holiday was assumed to be the same as the high-end number of park users on a weekend (350 per day).

<sup>3</sup> A maximum of 50 mountain bike and trail-riders will be allowed per day.

<sup>4</sup> The number of permits available for each campground will be limited to their respective maximum carrying capacity, thus, there may be days where no permits are issued because campground users maximized their 3-day stay. However, for the purpose of estimating the most conservative number of daily park users, all campground sites were assumed to be vacated and reoccupied on the same day.

<sup>5</sup> The environmental education and other programs offered at PCRPD are limited (not daily) and will remain unchanged. However, for the purpose of estimating the most conservative number of daily park users, it was assumed that all three programs currently offered during the week and on weekends would occur on the same day.

**Table 2**  
**Trip Generation Estimates**

Proposed Staff and Park User Projections <sup>1</sup>	Number of Staff/Park Users Weekend	Weekend Daily Person Trips			Vehicle Occupancy <sup>2</sup>	Weekend Daily Vehicular Trips		
		Inbound	Outbound	Total		Inbound	Outbound	Total
<b>Staff by Division Projections</b>								
Administration Division	0	0	0	0	1	0	0	0
Environmental Education and Outreach	3	3	3	6	1	3	3	6
Operations Division and Maintenance	2	2	2	4	1	2	2	4
- Campground Host	3	3	3	6	1	3	3	6
Resource Manager Division	0	0	0	0	1	0	0	0
<b>Subtotal</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>16</b>		<b>8</b>	<b>8</b>	<b>16</b>
<b>Daytime Park User Projections<sup>3</sup></b>								
Day-Use Hikers	200-350	350	350	700	1.5	234	234	468
Dog Park Users - Drive-in	25+	25	25	50	1	25	25	50
- Walk-in	15+	15	15	30	0	0	0	0
Bicyclists	50	50	50	100	1.5	34	34	68
Equestrian Riders	50	50	50	100	1	50	50	100
<b>Subtotal</b>	<b>490</b>	<b>490</b>	<b>490</b>	<b>980</b>		<b>343</b>	<b>343</b>	<b>686</b>
<b>Campground User Projections<sup>4</sup></b>								
Recreation Campground	15	15	15	30	2	8	8	16
Education/Research Campground	25	25	25	50	2	13	13	26
<b>Subtotal</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>80</b>		<b>21</b>	<b>21</b>	<b>42</b>
<b>Environmental Education<sup>5</sup></b>								
- Interpretive Programs	20	20	20	40	1.5	14	14	28
- Classes	15	15	15	30	1.5	10	10	20
- School-based Fieldtrips	0	0	0	0	0	0	0	0
- Docent-led Day Hikes	12	12	12	24	1.5	8	8	16
<b>Subtotal</b>	<b>47</b>	<b>47</b>	<b>47</b>	<b>94</b>		<b>32</b>	<b>32</b>	<b>64</b>
<b>TOTAL DAILY WEEKEND</b>								
<b>Park Users</b>	<b>585</b>							
<b>Person Trips</b>		<b>585</b>	<b>585</b>	<b>1170</b>				
<b>Vehicular Trips</b>						<b>404</b>	<b>404</b>	<b>808</b>

<sup>1</sup> Source: Project information obtained from Monterey Peninsula Regional Park District (MPRPD) staff regarding staff and visitor projection information for Palo Corona Regional Park and information contained in the *Palo Corona Regional Park General Development Plan Initial Study/Mitigated Negative Declaration - Chapter 17 (Transportation) and Appendix E.*

<sup>2</sup> Vehicle occupancy assumes that some of the park users would drive to the park by themselves (staff for example) while others (according to MPRPD staff, the majority of hikers typically carpool) would arrive by themselves or with another person(s).

<sup>3</sup> Although weather conditions and seasons influence the number of daily users, as a conservative approach, this table estimates the total number of daily park users based on the larger projection.

<sup>4</sup> The number of permits available for each campground will be limited to their respective maximum carrying capacity, thus, there may be days where no permits are issued because campground users maximized their 3-day stay. However, for the purpose of estimating the most conservative number of daily park users, all campground sites were assumed to be vacated and reoccupied on the same day.

<sup>5</sup> The environmental education and other programs offered at PCRPD are limited (not daily) and will remain unchanged. However, for the purpose of estimating the most conservative number of daily park users, it was assumed that all three programs currently offered on weekends would occur on the same day.

## Comparison of Trip Generation Estimates

The trip generation estimates derived based on specific staff and park user information were compared with those presented in the PCRP General Development Plan Initial Study/Mitigated Negative Declaration to verify that the initial study trip estimates are reasonable and representative of the proposed uses for the park general plan.

The initial study utilized trip rates that are published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (9<sup>th</sup> Edition) for a State Park (Land Use 417) to estimate trips for the proposed park general plan. However, the ITE trip rates for land use 417 provide no description as to what type of facilities, campgrounds, multi-use trails, picnic areas, educational facilities, that may have been provided at each site surveyed to develop the ITE trip rates. In addition, the initial study did not provide an estimation of project trips on a weekend (Saturday) when the proposed park may generate its greatest number of trips. Therefore, it cannot be definitively concluded that the use of the ITE trip rates for a State Park provide an accurate reflection of the proposed park general plan.

However, a comparison of the estimated daily trips based on anticipated park usage data (808 daily trips) provided in this evaluation, with those provided in the initial study using the ITE daily trips (810 daily trips) indicate that the number of project trips utilized in the PCRP Initial Study are consistent with those estimated based on daily park user information. Furthermore, as already concluded within the initial study, the estimated daily trips, whether based on ITE rates or the anticipated staff and visitor projections, will be less than the estimated 828 daily trips previously generated by the 36-hole golf course on the project site.

# Appendix H

---

Response to Comments

# Responses to Comments on the Draft IS-MND

---

This document includes comments received during the circulation of the Draft Initial Study – Mitigated Negative Declaration (IS-MND) prepared for the Palo Corona Regional Park General Development Plan Project (project).

The Draft IS-MND was circulated for a 30-day public review period that began on April 29, 2019 and ended on May 29, 2019. The public review period was then extended through July 29, 2019, for a total 91-day comment period, to allow for additional public comment. The Monterey Peninsula Regional Park District (District) received 58 comment letters on the Draft IS-MND. The commenters and the page number on which each commenter’s letter appear are listed below.

Letter No.	Commenter	Affiliation	Date	Page No.
<b>Public Agencies</b>				
1	Chris Bjornstad, Transportation Planner	California Department of Transportation	May 6, 2019	4
2	Stephen Bachman, Senior Park & Recreation Specialist	California State Parks	May 29, 2019	6
3	Joseph Sidor, Associate Planner	Monterey County Resource Management Agency	August 6, 2019	21
4	Todd Muck, Deputy Executive Director	Transportation Agency for Monterey County	May 30, 2019	31
5	Rachél Lather, Principal Engineer	Carmel Area Wastewater District	June 4, 2019	34
<b>Organizations and Legal Comments</b>				
6	Rachel Saunders, Director of Conservation	Big Sur Land Trust	July 25, 2019	36
7	Lydia Bojorquez, Tribal Treasure	Ka Koon Ta Ruk Band of Ohlone – Costanoan Indians of the Big Sur Rancheria	May 27, 2019	52
8	Christine G. Kemp on behalf of Diana Fish	Noland, Hamerly, Etienne & Hoss Attorneys at Law	May 28, 2019	54
9	Henrietta Stern, Secretary	Monterey Off-Road Cycling Association	July 29, 2019	104
10	Donna Burych, Conservation Chair	California Native Plant Society, Monterey Bay Chapter	July 29, 2019	116
11	Tom Little Bear Nason	Tribal Chairman, Esselen Tribe of Monterey County	June 28, 2019	123
<b>Public</b>				



<b>Letter No.</b>	<b>Commenter</b>	<b>Affiliation</b>	<b>Date</b>	<b>Page No.</b>
12	Jean Rasch	Public	May 17, 2019	125
13	Linda B. Mullally	Public	May 19, 2019	127
14	Fran and Norm Leve	Public	May 20, 2019	130
15	David S. Mullally	Public	May 20, 2019	132
16	Amy Anderson	Public	May 21, 2019	135
17	Suzie Bajari	Public	May 21, 2019	137
18	Sally Baumgartner	Public	May 21, 2019	139
19	Jeannie Borden	Public	May 27, 2019	141
20	Anne Clark	Public	May 22, 2019	143
21	Pamela Crabtree	Public	May 21, 2019	145
22	Andrea Edwards	Public	May 21, 2019	147
23	Donna and Michael Hagerty	Public	May 21, 2019	149
24	John Hang	Public	May 21, 2019	151
25	Anne Hess	Public	May 21, 2019	153
26	Hali Jones	Public	May 21, 2019	155
27	Karen Schofield	Public	May 21, 2019	157
28	Lawrence Wallace	Public	May 21, 2019	159
29	Judi Wallner	Public	May 21, 2019	161
30	Sonia Blue	Public	May 22, 2019	163
31	Annette Hoff	Public	May 22, 2019	166
32	Tom McGurn	Public	May 22, 2019	168
33	James Michel	Public	May 22, 2019	171
34	Margaret Renaut	Public	May 22, 2019	173
35	Eliza Schreckenberger	Public	May 22, 2019	175
36	Gwen Shield	Public	May 22, 2019	178
37	Mike Blum	Public	May 23, 2019	180
38	Susan Haigh-Bishop	Public	May 23, 2019	182
39	Patricia Murphy	Public	May 23, 2019	184
40	Bob Rice	Public	May 23, 2019	186
41	Lorraine Yglesias Rice	Public	May 23, 2019	188
42	Valerie Stack	Public	May 23, 2019	190
43	Pamela, Jerry, and Grace Takigawa	Public	May 23, 2019	192

Letter No.	Commenter	Affiliation	Date	Page No.
44	Barb and Steve Williams	Public	May 23, 2019	194
45	Pam Davis	Public	May 24, 2019	196
46	Kathy B. Neff	Public	May 24, 2019	198
47	Sandra Schachter	Public	May 24, 2019	200
48	Charles Young	Public	May 24, 2019	202
49	Donna Colliard	Public	May 25, 2019	204
50	Burt Harris	Public	May 25, 2019	206
51	Bob and Pat Abbott	Public	May 27, 2019	208
52	Terry Freeman	Public	May 27, 2019	210
53	Eileen Robinson	Public	May 29, 2019	212
54	Pamela and Burt Harris	Public	May 30, 2019	214
55	Leslie K. Johnson	Public	June 20, 2019	216
56	Jean Rasch	Public	June 20, 2019	218
57	Margaret Robbins	Public	June 25, 2019	220
58	Robert Hale	Public	July 28, 2019	226
59	Joseph Sidor, Associate Planner	Monterey County	May 6, 2019	230

The comment letters and responses follow. The comment letters have been numbered sequentially and each separate issue raised by the commenter has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1.1, for example, indicates that the response is for the first issue raised in comment Letter 1).

Where a comment resulted in a change to the Draft IS-MND text, a notation is made in the response indicating that the text is revised. Corrections or additional text discussed in the responses to comments are also shown in the text of the Final IS-MND in ~~striketrough~~ (for deleted text) and underline (for added text) format. A full list of revisions to the Draft IS-MND text is included following the comment letters and responses, starting on Page 4 of this document.

In no case did any of the changes made identify new significant impacts or new, avoidable significant effects compared to the impacts identified in the Draft IS-MND. Because none of the changes to the IS-MND are substantial pursuant to CEQA Guidelines Section 15073.5(b) and the information added merely clarifies and amplifies the information previously provided in the analysis, recirculation of the IS-MND is not required.

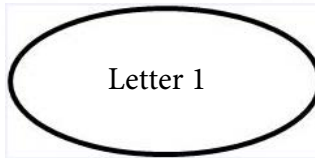
DEPARTMENT OF TRANSPORTATION  
CALTRANS DISTRICT 5  
50 HIGUERA STREET  
SAN LUIS OBISPO, CA 93401-5415  
PHONE (805) 549-3101  
FAX (805) 549-3329  
TTY 711  
www.dot.ca.gov/dist05/



Making Conservation  
a California Way of Life.

RECEIVED  
MAY 13 2019

May 6, 2019



MON-1-72.347  
SCH#2019049161

Mr. Rafael Payan  
General Manager  
Monterey Peninsula Regional Park District  
4860 Carmel Valley Road  
Carmel, CA 93923

Dear Mr. Payan,

COMMENTS FOR THE MITIGATED NEGATIVE DECLARATION (MND) – PALO CORONA  
REGIONAL PARK GENERAL DEVELOPMENT PLAN, CARMEL, CA

- 1. Caltrans supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development. Projects that support smart growth principles which include improvements to pedestrian, bicycle, and transit infrastructure (or other key Transportation Demand Strategies) are supported by Caltrans and are consistent with our mission, vision, and goals. 1.1
- 2. Please be aware that if any work is completed in the State's right-of-way it will require an encroachment permit from Caltrans and must be done to our engineering and environmental standards, and at no cost to the State. The conditions of approval and the requirements for the encroachment permit are issued at the sole discretion of the Permits Office, and nothing in this letter shall be implied as limiting those future conditioned and requirements. For more information regarding the encroachment permit process, please visit our Encroachment Permit Website at: <http://www.dot.ca.gov/trafficops/ep/index.html>. 1.2

Thank you for the opportunity to review and comment on the proposed project. If you have any questions, or need further clarification on items discussed above, please contact me at (805) 549-3157 or email [christopher.bjornstad@dot.ca.gov](mailto:christopher.bjornstad@dot.ca.gov).

Sincerely,

Chris Bjornstad  
Transportation Planner  
District 5 Development Review

## Letter 1

**COMMENTER:** Chris Bjornstad, Transportation Planner, California Department of Transportation (Caltrans)

**DATE:** May 6, 2019

### **Response 1.1**

The commenter describes Caltrans' support of local development that is consistent with State planning priorities and smart growth principles.

The comment is noted and is herewith shared with District decision makers for their consideration. No further response is required.

### **Response 1.2**

The commenter states that work in the State's right-of-way would require an encroachment permit from Caltrans and would need to be performed to Caltrans standards, at no cost to the state.

The comment is noted and is herewith shared with District decision makers for their consideration. The GDP does not propose construction of any projects within the Caltrans right-of-way and would therefore not require an encroachment permit from Caltrans. No further response is required.



Letter 2

May 29, 2019

Rafael Payan, General Manager  
Monterey Peninsula Regional Park District  
4960 Carmel Valley Road  
Carmel, CA 93923

RE: Palo Corona Regional Park General Development Plan, Initial Study and Notice of Intent

Dear Mr. Payan,

Thank you for the opportunity to comment on the Palo Corona Regional Park General Development Plan, Initial Study and Notice of Intent. State Parks looks forward to our continued collaboration and partnership with regard to the implementation of the Palo Corona Regional Park General Development Plan and the Carmel Area State Park General Plan.

I. Palo Corona Regional Park General Development Plan, Initial Study and Notice of Intent Comments:

Page 13. Existing Environmental Setting. 3rd & 5<sup>th</sup> bullet items. Trail connections to State Park property, once developed, should include coordination on signing/posting trail use types e.g. in the event mountain bikes or horses are not allowed on State Park trails there should be posting of signs at the MPRPD trail head that the trail entering State Park property does not include/allow mountain bikes and /or horses. Same comment for the 5th bullet item for Garrapata State Park. Hiking stiles should be installed at these park boundaries that act as a disincentive for incompatible uses from entering and continuing onto State Park property. Referencing the Palo Corona Parklands agreement would be appropriate in this section. The Agreement should be included in the appendices.

2.1

Page 13. Last bullet item. Line 5. Replace "once" with "one". Second to las bullet should mention that Ranger residences should include fire suppression equipment. Local fire agencies should review and approve the plan before construction begins.

2.2

Page 14. First bullet item. General comment on camping. AS the camp sites are developed, recommend the installation of informational/educational panels noting any/all Palo Corona/State Park trail connectors and use types allowed on State Park lands.

2.3

Page 14. Fourth bullet. There should be informational boards or interpretive signs installed that convey a fire safe message on how fire can destroy habitats/pose risks to neighboring private property etc. Whisler-Wilson camp site area, once developed, should provide interpretive panels on how to protect instream water quality and how hiking on established stream bank vegetation can destabilize banks and lead to erosion and loss of critical steelhead habitat. Identify measures the park visitor can take to help conserve and protect steelhead habitat. Post San Jose Creek as a NO FISHING area. Restrooms at the Whisler –Wilson camping area should be located far enough away from the creek so any leach field system does not introduce or elevate TFC or E.coli counts to the creek. In the event vault toilets are used there is no access identified for the pumper truck to access these toilets.

Page 21. With the eventual development of the Whisler-Wilson parcel as a camping area how will vehicles access the campground? Will vehicles use the Back Country or Front Country (San Jose Creek Canyon) roads? As the Whisler-Wilson campground comes online how many estimated vehicle trips would cross through San Jose Creek? The concern here stems over vehicles crossing through the active creek channel can have a potential and direct impact to steelhead redds within the downstream area of the crossing or within the crossing itself. This could have a potential effect on biological resources. How would campground construction related vehicles mitigate passing through an active creek channel? If possible, and once the campground is developed, it would be preferred if the Back Country road could be the primary vehicle access road thereby avoiding vehicles needing to cross through the active San Jose Creek channel.

The concerns listed directly above also apply to Page 39 Section 4 Biological Resources. In the event the San Jose Creek road will be used as a primary access road to the Whisler-Wilson campground consideration will need to be made for California Red Legged frogs that occur within the San Jose Creek access road. Concern would be as to how vehicles passing through this section avoid impacts to CRLFs and steelhead? Reduced impacts could include using the Back Country road as the primary road access to the Whisler-Wilson campground.

Page 39 item b. Again, once the Whisler-Wilson campground is in the process of being developed concern would be on how the San Jose Creek Road is utilized. How will the opening of the San Jose Creek trail/road and Whisler – Wilson camping area prevent people from walking to the adjacent creek banks on State Park and MPRPD property? The concern here is devegetating / destabilizing creek banks making underlying soils exposed to flows and erosion; with increased erosion these unnatural sediment inputs to the creek could have deleterious impacts to steelhead habitat. The creek banks are in relatively pristine/undisturbed condition. Education/interpretation and enforcement can help prevent people from wondering throughout the riparian corridor areas. Creek “stomping” aka walking within the active channel of San Jose Creek should also be discouraged. No fishing signs/regulations should be in place with the development of the campground areas.

Page 43. Riparian Woodland. MPRPD lands that include sections of San Jose Creek also contain *Alnus Rhombifolia* – should this be added here?

Page 47. California Red-Legged Frog. 5th line change, “acers” to “acres”.



<p>Page 49. 1st paragraph states that, “<i>Additionally, construction of new trails in the immediate vicinity of creeks or streams could result in loss or degradation of aquatic habitat (e.g. by erosion, sedimentation, pollution, or tampering by the public).</i>”  Campground development does have the potential to result in loss or degradation of aquatic habitat.</p>	2.11
<p>Page 49. 3rd paragraph: Why were South Central California Coast Steelhead not included here?</p>	2.12
<p>Page 50. Line 3 – add “a” to “...impacts to “a” variety of species...” Same line, change “expended” to “expected”??</p>	2.13
<p>Page 50. BMP – list. It is unclear if the Whisler-Wilson campground project would result in the need for grading etc. If the project could have the potential to introduce sediment to San Jose Creek monitoring of TSS in the creek should be conducted pre and post project development to note sediment trends. Monitors upstream and downstream from the project site could be included as an added BMP.</p>	2.14
<p>Page 51. Item d. The section does not address native resident or migratory fish. For this item there needs to be an assessment of the number of vehicles that would drive through the active San Jose Creek channel to access the Whisler-Wilson area and campground. Increases in vehicles crossing the active channel could have an immediate and direct impact to steelhead at these locations and downstream from the creek crossings. Education for hikers, mountain bikers, and equestrians would be essential to limit impacts to steelhead habitat.</p>	2.15
<p>Page 63. b. – Recommend that trail segments that intersect with State Park trails include coordination with State Park trails staff to review trail design and layout. Trail design and layout should avoid trails concentrating and conveying stormwater runoff and associated sediments to perennial or ephemeral stream courses. State parks can assist in trail design by providing trail design and construction manuals to MPRPD staff and / or contractors.</p>	2.16
<p>Page 75. State Parks does not agree with the assessment of 9. f or g. State Parks believes the threat assessment should be higher.</p>	2.17
<p>Page 78. g. – Recommend camp hosts or increased ranger patrols also be considered for campground areas to make contact with campers to also assure no fires occur.</p>	2.18
<p>Page 82. It is unclear to what extent, if any, camping and day use activities will have the potential to impact San Jose Creek water quality. Creek banks within 500 feet of development should be protected and be posted as off limits as human foot traffic can impact riparian vegetation that stabilizes creek banks. With the loss of riparian creek bank vegetation the banks are exposed to erosion and subsequent sediments can have a significant impact of steelhead habitat. Education, interpretation, signing, ranger patrols and implementing adaptive management strategies when combined can best assure creek bank vegetation is not lost and that steelhead habitat remains pristine.</p>	2.19

Page 86. c.(iv) – the section states that, “ The introduction of new impervious surfaces including the ranger residences, restrooms, and picnic pavilions and the development of other GDP project features, such as new or realigned trails, could increase the rate and/or amount of surface runoff, redirect runoff to different discharge locations, or concentrate runoff from sheet flow to channelized flow”. State parks would be happy to share with MPRPD our Trails Construction manuals that demonstrate trail construction techniques to avoid concentrating and conveying runoff. Development should avoid channelizing/concentrating runoff at every opportunity.

2.20

Page 89. b. – Where the project trails link with State Park trails, planning should include coordinating with State Parks to develop plans, and discuss, how multi-use at the Palo Carona will avoid conflict with the level of use allowed on State Park lands. Cooperatively developing strategies to address any potential use conflicts is essential.

2.21

Page 101. a.1. – Will MPRPD implement stringent enforcement for back country campers found to have campfire/stoves. Another disincentive, and method to prevent wildfires, is to implement a very strict fine for anyone found with camp stoves and illegal campfires. How will cigarette smoking be addressed?

2.22

Page 105. a. – MPRPD and State parks should join forces to monitor use where MPRPD and State Park trail links occur and where these new links will bring in more people. San Jose Creek trail has relatively no public use currently. San Jose Creek is known to contain California red legged frog (CRLF) and steelhead spawn in San Jose Creek. Joint monitoring can determine if impacts are occurring to CRLF and or steelhead habitat. If impacts are noted due to over use of certain areas adaptive management strategies should be implemented and coordinated between the two agencies to reduce impacts.

2.23

Page 105. State Parks does not agree with the assessment of 16 a. State Parks believes that assessment should be higher.

2.24

Page 107. TRANSPORTATION. It is unclear how many vehicle trips (trip generation) will occur through San Jose Creek, which is an important steelhead spawning creek. What are the estimations for vehicle traffic through the active channel once the campground/improvements are constructed within the former Whisler-Wilson parcels? Or, will vehicles use the backcountry road system to gain access to the Whisler-Wilson campground.

2.25

Page 109. Second bullet item – this bullet item states that, “Bicyclists. Mountain bike access would likely be limited with a permit system allowing 50 mountain bikes inside the Back Country Unit per day. Mountain bikers would access the Park using several staging areas including the Rancho Cañada Unit and Whisler-Wilson”. State Parks has not developed a public use plan for its surrounding unclassified properties and does not allow mountain biking on its adjacent lands. Riding through creeks as well as horseback riding in steelhead spawning creeks can result in impacts/take of the listed species. If these impacts do present themselves, and through the MPRPD and State Park partnership, there should be a joint effort to implement adaptive management strategies to address any future use conflicts/impacts to resources. Volunteer mountain bike patrol units can also assist with educating mountain bikers. Monterey County parks has had quite a few challenges with illegal trail

2.26



construction at Toro Park. Patrols should identify user created trails and implement adaptive management strategies to thwart their continued use on MPRPD lands.



There does not seem to be vehicle access associated with the development of the Whisler-Wilson campground. What is the proposed patrol and response staffing plan to respond to medical aids/accidents, complaints, and off trail violations? Analysis identifying public impacts and proposing adequate staffing to manage public use / impacts is needed.

2.27

II. Palo Corona Regional Park General Development Plan IS/MND  
Cultural Resources Review Rae Schwaderer, Associate Archaeologist.

2.28

Figure 6 Back Country Unit (p. 12). The map does not identify or discuss the unpaved road that follows the south side of San Jose Creek, which lies partly (SE end) on MPRPD property and partly (NW end) on MPRPD's easement through State Parks property. However, a grey dashed arrow through the middle of Point Lobos Ranch appears to represent this road and is identified as a "potential emergency access route." A solid arrow, "potential trail connection", points towards the area where this road is located. It is my understanding that this road will be the access trail to the Whisler-Wilson property (State Parks is planning to install signs to that effect), and if so, it should be considered within the Area of Potential Effects of this project and should be addressed in this GDP MND/IS.

5. Cultural Resources, beginning p.53

Likewise, this document fails to identify archaeological site CA-MNT-12 at the mouth of San Jose Creek adjacent to the Back Country Unit and lying on either side of (and underneath) the San Jose Creek Road. Nor does it address the potentially significant impacts to the site from opening this road to public access and emergency vehicles. Although the site is on State Parks property—not MPRPD property, it too should be considered within the Area of Potential Effects of this GDP IS/MND. While the site is not yet on the National Register (nomination forms are currently in preparation), it has been identified as a significant cultural resource by State Parks and a site of tremendous importance (and a tribal cultural resource) to the Esselen and Rumsen communities in the Carmel Area State Parks General Plan currently in progress. Furthermore, State Parks has proposed a Cultural Preserve encompassing this important resource in order to protect it from development and degradation.

2.29

Impacts will only intensify as the number of people traveling this road increases. Impacts specific to the archaeological site include trampling and damaging sensitive archaeological deposits and collecting cultural materials from the surface or digging into the deposits to collect. Automobiles, horses, and bicycles should be prohibited from this road. Cultural mitigation measures should address impacts from the public trespassing onto the site and disturbing or damaging the archaeological deposits.

2.30

Any improvements made to this road (widening, fire truck turnouts) would have a direct impact on the site. The site has already been assessed (CUL-2) and evaluated (CUL-4). I do not believe that the proposed mitigation, CUL-5 Archaeological Resource

2.31

Monitoring, would reduce impacts to a less than significant level. One of the more significant characteristics of this site is the abundance of tiny fish bone which can provide significant information regarding paleoenvironmental conditions, prehistoric and historic fishing technologies, and environmental and cultural change through time. These tiny bones are found through fine sifting of the soil and would never be seen by an archaeological monitor simply observing heavy equipment moving soil.



Cultural Resources (c), pp. 53 and 56. No human remains are known to be present within or near the Plan Area. This is incorrect if the road is taken into consideration. Donald Howard removed more than two dozen burials from CA-MNT-12, some of which he reported on in 1971 (Howard and Cook 1971). There are indications that there could be more burials adjacent to the San Jose Creek Road.

2.32

Tribal Cultural Resources, beginning p. 113. Comments from the public hearing regarding the Carmel Area State Parks General Plan made it abundantly clear that archaeological site CA-MNT-12 was a valued tribal cultural resource.

2.33

Should you have any questions with regard to any of the comments listed above please contact us anytime.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Bachman', is written over a horizontal line.

Stephen Bachman  
Senior Park & Recreation Specialist  
2211 Garden Road  
Monterey, CA 93940

(831) 649-2862 office

## Letter 2

**COMMENTER:** Stephen Bachman, Senior Park & Recreation Specialist, California State Parks

**DATE:** May 29, 2019

### Response 2.1

The commenter states that trail connections should include signage indicating what uses are allowed, and that stiles should be used as needed at park boundaries as a disincentive to incompatible use on State Parks property. The commenter states that the IS-MND should refer to the Palo Corona Parklands agreement regarding these issues.

Signage is discussed in the Project Description under *Project Components*. As noted therein, signage on trails would be used to educate users, reduce conflicts, and provide right-of-way directions. This would include, as needed, signage indicating what uses are allowed on the trails. The commenter's preference for stiles is noted and hereby shared with District decision makers for consideration.

### Response 2.2

The commenter states that Page 13, line 5 of the last bullet list item of the IS-MND should use "once" rather than "one." The commenter states that the text on this page should mention that ranger residences should include fire suppression equipment. The commenter recommends that local fire agencies review and approve construction plans for ranger residences.

The following text has been edited in the EIR to update the typographical error. The text on page 13 of the Draft IS-MND is revised as shown below.

Three park ranger residential units and a ranger field office would be located in the proximity of the Corona Homestead. It is anticipated that up to three residential structures and ~~one~~one office-type building would be required.

This revision addresses a typographical error and does not alter the findings or analysis of the IS-MND.

### Response 2.3

The commenter recommends installation of informational/educational panels noting trail connections to State Park trails and what uses are allowed.

The recommendation is noted. As described above, signage to educate users and reduce conflicts is included in Section 9, *Description of Project*, of the Draft IS-MND. The exact content of individual signs has not been determined as of the writing of the IS-MND.

### Response 2.4

The commenter states that signage should be added regarding fire safety, stream bank protection, and prohibited fishing.

Please refer to Response 2.3 for a discussion of signage.

## **Response 2.5**

The commenter states that restrooms serving the camping area should be far enough from the nearby creek to prevent contamination. The commenter states that the IS-MND does not describe a route that pumper trucks would use to access vault toilets.

As discussed on page 67 of the Draft IS-MND, “Development under the GDP would be required to comply with Monterey County Code Chapter 15.20, Sewage Disposal, which requires a permit for installation of a septic tank. Septic tank permit applications include a thorough description of the proposed system and the site. Chapter 15.20.060 states that the County will not issue septic tank permits on sites where the soil contains continuous cracks channels, or fractures, or in areas subject to ten year floods. Compliance with Monterey County Code would ensure that the proposed septic systems are installed in soils capable of supporting them.” Therefore, the Monterey County permitting process would ensure that the septic tank for the restrooms is located in an area that would not contaminate the nearby creek.

It should also be noted that the IS-MND is a programmatic level analysis and for future projects. the exact location of the vault restrooms and route that pumper trucks would use to access the vault toilets would be determined during project level design.

## **Response 2.6**

The commenter asks how vehicles would access the Whisler-Wilson camping area and how many vehicle trips would occur across San Jose Creek. The commenter describes potential impacts to wildlife resulting from vehicles crossing the creek, and states that it is preferable for vehicles to use the Back Country road rather than cross the creek.

The primary access point for the Whisler-Wilson camping area is San Jose Creek Canyon Road. All camping in the Back Country Unit would be accessed by hikers only and the only vehicle trips across San Jose Creek would be from rangers and trucks pumping the restroom. In addition, the number of campers in the Back Country Unit would be regulated by a permit system. As discussed in the Whisler Wilson Ranch Camping Feasibility Report (Design Workshop 2013) bridge crossings would be required at the three locations where the road crosses San Jose Creek and its tributaries, to protect the quality of the streams and make the road navigable year-round without four wheel drive. The crossing would require permitting from the US Army Corps of Engineers, Regional Water Quality Control Board, and California Department of Fish and Wildlife (CDFW). Consultation with the National Marine Fisheries Service would also be required.

As discussed on page 16 of the Draft IS-MND, adoption of the General Development Plan (GDP) would not directly involve the construction of part and recreation projects but would rather facilitate the future demand of such improvements. Therefore, the IS-MND is a programmatic level analysis and additional project specific environmental review, where not exempt from CEQA, may be required for some future projects. Impacts to steelhead would be mitigated at the time these projects are developed, through project specific analysis and permitting; however, the eventual replacement of creek crossings with bridges is expected to increase the quality of the stream for steelhead.

## Response 2.7

The commenter states that the concerns described above in Comment 2.6 relate to the IS-MND impact analysis for biological resources. The commenter asks how vehicles accessing the camping area would avoid impacts to California red-legged frogs and steelhead trout.

Please refer to Response 2.6 regarding impacts to steelhead and frequency of vehicles accessing the camping area. Impacts from vehicles crossing the San Jose Creek would be minimal because the camping sites would be accessed by hikers and not vehicles. Impacts to California red-legged frog would be identified during future project-level review and would likely require incidental take permitting from the US Fish and Wildlife Service and CDFW for the active construction phase.

## Response 2.8

The commenter describes concerns related to development of a camping area. The commenter asks how visitors to the camping area would be prevented from walking to the adjacent creek banks. The commenter states that disruptions to creek banks could degrade the creek's pristine condition and lead to erosion. The commenter states that walking within the active channel should be discouraged, and that "no fishing" signs and regulations should be in place in the camping area.

Please refer to Response 2.6 regarding impacts to steelhead. Educational signage and interpretation at key wildlife/conservation points and vistas would be included during project development to educate campers about the creeks and importance of not disrupting the natural vegetation. In addition, the Back Country Unit and camping sites would be patrolled daily by rangers that would reside in the Back Country Unit and discourage campers from disrupting the creek banks.

## Response 2.9

The commenter states that District lands include *Alnus Rhombifolia* and asks if this species should be noted in the IS-MND.

The description of riparian woodland in the IS-MND is broad due to the programmatic nature of the analysis. The text on page 43 of the Draft IS-MND, the last sentence of the *Riparian Woodland* section, is revised as follows:

Dominate species include arroyo willow (*Salix lasiolepis*), big leaf maple (*Acer macrophyllum*), black cottonwood (*Populus balsamifera* ssp. *trichocarpa*), California sycamore (*Platanus racemose*), white alder (*Alnus Rhombifolia*), and American dogwood (*Cornus sericea*).

The revision listed above does not alter the findings or analysis of the IS-MND, rather the suggested revision merely clarifies setting information for the Park.

## Response 2.10

The commenter notes a typo on page 47 of the IS-MND. The text is revised as shown below.

Page 47, paragraphs 3 and 4 of the Draft IS-MND have been revised as follow:

### **CALIFORNIA RED-LEGGED FROG**

Most of the Park falls within California red-legged frog critical habitat unit MNT-2 *Carmel River*, except for the northern corner of the Rancho Cañada Unit and the southwestern corner of the

Back Country Unit, south of Malpas Creek. This critical habitat unit includes the Carmel River and San Jose Creek drainages. California red-legged frog are known to occur in aquatic and upland habitats of MNT-2, and it is the largest critical habitat unit in Monterey County, covering 26,098 ~~acers~~acres.

#### **YADON'S PIPERIA**

Critical Habitat for Yadon's piperia adjacent to the Front Ranch Unit includes 228 ~~acers~~acres of Point Lobos Ranch. Vegetation communities found in this unit include Monterey pine forest, maritime chaparral, Gowen cypress, Bishop pine forest, and redwood forest.

This revision addresses a typographical error and does not alter the findings or analysis of the IS-MND.

### **Response 2.11**

The commenter states that campground development has the potential to result in loss or degradation of aquatic habitat.

The commenter is correct that construction of the proposed campgrounds has the potential to impact nearby aquatic habitat. To clarify this point in the text, page 50 of the Draft IS-MND has been revised as follows:

Additionally, construction of new trails and camp sites in the immediate vicinity of creeks or streams could result in loss or degradation of aquatic habitat (e.g. by erosion, sedimentation, pollution, or tampering by the public).

The revision listed above does not alter the findings or analysis of the IS-MND.

### **Response 2.12**

The commenter asks why South Central California Coast Steelhead was not included in the IS-MND's description of special status species.

Steelhead – south-central California DPS (*Oncorhynchus mykiss irideus*) is included in Table 8 Special Status Animals Documented in the Plan Area. In addition, pages 48-49 of the Draft IS-MND state, "The Carmel River, San Jose Creek, and Malpas Creek are designated critical habitat for south central California coast steelhead. These watersheds provide suitable spawning and rearing sites, with adequate water quality, shade, and submerged logs and debris, which are essential for the conservation of the species. Steelhead are known to occur in the Carmel River, and its lower reaches are identified in the south central California coast steelhead recovery plan as an important corridor for movement between estuarine and marine habitats and extensive spawning and rearing habitats in the upper watershed. San Jose Creek is identified as "fair" steelhead habitat due to ground and surface water diversion, old logging roads, and fish passage barriers resulting from log jams and other debris remaining from logging activities." Therefore, Steelhead was included in the IS-MND's description of special status species.

### **Response 2.13**

The commenter notes two typos on page 50 of the IS-MND.

The text on page 50 of the Draft IS-MND is revised as follows:

The GDP includes best management practices (BMPs) that would ensure potential impacts to a variety of species remain less than significant. For projects that are not ~~expended~~expected to result in any ground disturbance or very small disturbance (e.g., installation of signage, information kiosks in disturbed areas, trail improvements that do not involve ground disturbance, trail closures, etc.) and no vegetation removal, there would be no impact.

This revision addresses typographical errors and does not alter the findings or analysis of the IS-MND.

### **Response 2.14**

The commenter states that it is unclear whether development of a camping area would require grading. The commenter states that Total Suspended Solids monitoring should occur if the project could introduce sediment to San Jose Creek, and that monitoring could be included in the IS-MND as a best management practice (BMP).

Development of campsites and ranger residences as part of the GDP may involve minor grading. As described in Section 7, *Geology and Soils*, of the IS-MND, construction activity associated with these additions would be minimal, and the sites would be strategically placed to minimize land clearing and grading. Grading activity would require a grading permit and compliance with regulations that require BMPs to reduce impacts from erosion and sedimentation. Impacts related to soil loss and water quality were found to be less than significant without mitigation. No revision to the text is required.

### **Response 2.15**

The commenter states that the biological resources analysis for threshold d in the Biological Resources section of the IS-MND does not address native resident or migratory fish. The commenter states that the analysis should address the number of vehicles that would drive through San Jose Creek, and that education for park visitors would be essential to limit impacts to steelhead trout.

Please refer to Response 2.6 for a discussion of steelhead impacts and vehicle crossings at San Jose Creek and Response 2.8 regarding signage to educate and direct park visitors. Page 51 of the Draft IS-MND, under item d, is revised as follows:

The use of existing ranch roads, development of connector trails, primitive camping sites, several small structures, and interpretative elements within the Park are not likely to significantly disrupt the movement of large mammals, ~~and birds,~~ and fish.

The revision listed above does not alter the findings or analysis of the IS-MND.

### **Response 2.16**

The commenter recommends coordination with State Parks staff regarding Palo Corona Regional Park trails that intersect with State Parks trails. The commenter states that design and layout should avoid concentrating stormwater runoff and sediment to streams. The commenter states that State Parks can assist in trail design.

The recommendations and offer of assistance are noted and herewith shared with District decision makers for their consideration. No further response is required.

### **Response 2.17**

Regarding thresholds f and g of Section 9, *Hazards and Hazardous Materials*, the commenter states that “the threat assessment should be higher.”

The commenter does not provide sufficient detail regarding the disagreement with the findings of the IS-MND. Threshold f concerns interference with emergency evacuation; as described in the text, implementation of the GDP would not conflict with an emergency evacuation plan, would improve the Park’s trail network, and would add an emergency response staging area. Threshold g concerns exposure of people or structures to wildfires; as described in the text, the Park has sufficient access for firefighting and evacuation, a no-fire policy would be in effect at proposed campsites, and separate plans have been prepared to address fire management. No revisions to the analysis are required in response to this comment.

### **Response 2.18**

The commenter recommends that camp hosts or rangers should make contact with campers to assure that no fires occur.

As stated on page 14 of the Draft IS-MND, “Three park ranger residential units and a ranger field office would be located in the proximity of the Corona Homestead. It is anticipated that up to three residential structures and one office-type building would be required. Rangers would reside in the structures full time and would make several trips from the units to the Back Country Unit office and to patrol the site three to 10 times per day rotating so that two rangers would be on-site at any given time.” Therefore, rangers would be available in the camping area to ensure compliance with the no campfire policy.

### **Response 2.19**

The commenter states that it is unclear to what extent camping and day use activities would impact San Jose Creek water quality. The commenter provides recommendations for creek bank protection.

Please refer to Response 2.6 regarding impacts to steelhead and Response 2.8 for a discussion of signage that would encourage creek bank protection.

### **Response 2.20**

The commenter states that State Parks can provide manuals that demonstrate trail construction techniques to avoid concentrating and conveying runoff. The commenter states that development should avoid channelizing and concentrating runoff.

As noted in Section 7, *Geology and Soils*, of the IS-MND, District follows State Parks trails guidelines. The commenter’s recommendations and offer of assistance are noted and herewith shared with District decision makers for their consideration.

### **Response 2.21**

The commenter states that coordination should occur with State Parks regarding trail connections to State Parks trails and avoidance of trail use conflicts.



As described in the Project Description under *Project Components*, signage, parallel trails, and a permit quota for mountain bikes would be used to reduce multi-use conflicts on trails. District staff will coordinate with State Parks as needed to prevent trail use conflicts.

### **Response 2.22**

The commenter requests detail regarding enforcement of fire restrictions for campers, including camp stoves and cigarette smoking. The commenter notes that fines can be used to enforce fire restrictions.

The GDP would add up to six staff members residing in the Back Country Unit, increase visitation in the Back Country Unit, and a strict no-fire policy would be enforced. The current District access permit restrictions include: *NO smoking, campfires, incendiary devices, fireworks, cooking stoves, open flames, firearms, weapons of any kind, or hunting*. The recommendation for strict fines is noted and herewith shared with District decision makers for their consideration.

### **Response 2.23**

The commenter states that District and State Parks should work together to monitor trail linkages and increased visitation near San Jose Creek that could impact wildlife.

Please refer to Response 2.21 for a discussion of trail linkages. District staff will coordinate with State Parks as needed.

### **Response 2.24**

The commenter states that they disagree with the finding of “no impact” for threshold a of Section 16, *Recreation*, of the IS-MND.

The commenter does not provide detail regarding disagreement over the noted threshold. As described in the IS-MND, implementation of the GDP would result in improvements to the Park to accommodate visitors and may result in reducing the strain on nearby heavily-visited parks. No revisions to the analysis have been made in response to this comment.

### **Response 2.25**

The commenter states that it is unclear how many vehicle trips would occur through San Jose Creek. The commenter asks what route vehicles would use to access the proposed camping area.

Please refer to Response 2.6 for a discussion of vehicles crossing San Jose Creek. The Back Country Unit would be assessible by visitors by foot and the only vehicles to cross the creek would be ranger trucks and the pump truck empty to the restroom vault.

### **Response 2.26**

The commenter states that proposed mountain bike and equestrian use could result in impacts to wildlife. The commenter states that District and State Parks should work together to implement adaptive management strategies to address use conflicts and impacts. The commenter states that management of the Park should include strategies to identify and thwart user-created trails.

The comment does not address the adequacy of the Draft IS-MND or CEQA process. However, as discussed on page 9 of the Draft IS-MND, a trail hierarchy was developed to identify proposed trail

widths and designate which trails would be appropriate for different uses. User-created trails would thus be reduced by providing the appropriate width and type of trail that would keep recreational users on the trail and reduce the need to make new informal trails. As discussed on page 14 of the Draft IS-MND, three rangers would patrol the Park 3 to 10 times per day, which would ensure Park users stay on trails. Additionally, the GDP includes trail maintenance and development of a cyclical maintenance program for the Park that would include maintaining existing trails and rewinding user-created trails.

The recommendations are noted and herewith shared with District decision makers for their consideration. No further response is required.

### **Response 2.27**

The commenter states that there does not seem to be vehicle use associated with the proposed campsites. The commenter asks what plan is in place to patrol the camping area and provide emergency response access.

Please refer to the Project Description, under *Project Components*, in the Draft IS-MND for a detailed description of access and staffing for the proposed campsites. As described therein, three park ranger residential units and a ranger field office would be added to the Back Country Unit. Additionally, up to three on-site campground hosts would be housed in small RVs near the campsites. Existing ranch roads would provide vehicle access to the units, including access for emergency response personnel. However, campers would only access the camping area on foot. As noted in Section 17, *Transportation*, implementation of the GDP includes improvements to trails and bridges, thus improving safe movement through the Park.

### **Response 2.28**

The commenter states that the IS-MND map image of the Back Country Unit does not identify or discuss the unpaved road that follows the south side of San Jose Creek. The commenter states that this road should be addressed in the IS-MND and GDP as part of the Area of Potential Effect of the project.

Figure 6, Back County Unit, of the IS-MND shows existing trails, programming opportunities, and potential emergency access for the Back Country Unit. The figure is not intended to show all existing unpaved roads, only existing trails. As a programmatic document the unpaved road on the south side of San Jose Creek was considered in the overall environmental analysis of the GDP because the road is within the Plan Area depicted in Figure 3 of the IS-MND.

### **Response 2.29**

The commenter states that the IS-MND does not identify archaeological site CA-MNT-12 and does not address impacts to the site from opening San Jose Creek Road to public access and emergency vehicles. The commenter states that use of San Jose Creek Road could impact the archaeological site that occurs along the road. The commenter states that mitigation measures should address impacts from public trespassing and disturbance of archaeological deposits. The commenter states that improvements to San Jose Creek Road would impact the archaeological site that occurs along the road. The commenter states that the mitigation included in the IS-MND is not sufficient to reduce impacts to a less-than-significant level, because archaeological monitoring would not detect tiny fish bone resources that require fine sifting of soil to identify.

Site CA-MNT-12 is not located on District property. The GDP is intended only to guide development on the Palo Corona Regional Park and does not apply to State Parks Property. Therefore, CA-MNT-12 is not discussed in the IS-MND. District does not propose any improvements or disturbance to roads outside of Palo Corona Regional Park. Improvements to roads within the Palo Corona Regional Park would be subjects to Mitigation Measures CUL-2 through CUL-6, which would require identification of archaeological resources, avoidance if feasible, and excavation if a site cannot be avoided.

### **Response 2.30**

The commenter disputes the IS-MND statement that no human remains are known to be present within or near the Plan Area, because burial sites have been known to occur near San Jose Creek Road.

As indicated in Response 2.29 above, San Jose Creek Road is not located on District property. To clarify this point, page 57 of the IS-MND, first sentence under threshold c, has been modified as follows:

No human remains are known to be present within ~~or near~~ the Plan Area.

### **Response 2.31**

The commenter notes that archaeological site CA-MNT-12 is a valued tribal cultural resource.

Site CA-MNT-12 is not located on the Palo Corona Regional Park and is therefore not discussed in the IS-MND. Additionally, no tribes responded to request AB 52 consultation for the GDP.

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Director

RECEIVED  
AUG 8 2019



LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS  
1441 Schilling Place, South 2<sup>nd</sup> Floor (831)755-4800  
Salinas, California 93901-4527 www.co.monterey.ca.us/rma

August 6, 2019

Monterey Peninsula Regional Park District  
Attn: Rafael Payan, General Manager  
4860 Carmel Valley Road  
Carmel, CA 93923

**Subject: Comments on the Initial Study and Mitigated Negative Declaration for the Palo Corona Regional Park General Development Plan**

Dear Mr. Payan,

Thank you for sending the subject environmental document to the Monterey County Resource Management Agency (RMA) for review and comment (RMA File No. REF190022). The RMA, on behalf of Monterey County, will act as a Responsible Agency under the requirements of Section 15096 of the California Environmental Quality Act (CEQA) Guidelines. Additionally, thank you for initiating the process to update the Interim Public Access Management Proposal for Palo Corona Regional Park pursuant to Monterey County Planning Commission Resolution No. 15-016 (approved February 25, 2015; RMA-Planning File No. PLN130417).

3.1

Upon review of the subject environmental document, the RMA has determined the environmental analysis for the proposed Palo Corona Regional Park General Development Plan (GDP) is insufficient and does not meet the requirements of CEQA due to the following:

### RMA-Public Works

- The study used traffic volumes from the former Rancho Cañada Golf Course as the baseline for the traffic analysis. The golf course conducted traffic counts in January 2007 as part of the Rancho Cañada Village's Specific Plan EIR (Hexagon Transportation Consultants 2007). These counts determined that the golf course generated 828 trips per day, including 40 AM and 66 PM peak-hour trips for all 36 holes. Conditions and volumes have changed in the study area since 2007. Also, the Monterey County guidelines for Traffic Impact Studies require traffic counts be no older than 2 years old. The study will need to update traffic counts to reflect existing conditions and identify impacts/mitigations, if any.
- The study mentions a trip reduction of 80%. This seems excessive since the park is a trip destination and there will be no pass-by trips. Also, there is no analysis or explanation of how this trip reduction would be obtained. The environmental document needs to include a discussion on trip reduction management and provide a trip reduction plan.
- The park will use an existing access point on Carmel Valley Road/Rio Rd. However, the study did not analyze this intersection to determine the need for a right turn lane into the

3.2

3.3

3.4

project site, two way left turn lane, intersection control evaluation (ICE), etc. Therefore, the study will need to analyze this and provide mitigations, if any.

- Currently, there are no parking restrictions on Carmel Valley Road. Also, overflow parking is a concern on Hwy 1 because State park visitors are walking to the state park entrance. How will this be addressed for all entrances? 3.5
- RMA-Public Works is available to discuss any particular comments. Please contact Raul Martinez at (831) 755-4628. 3.6

#### RMA-Planning

- The Setting section on page 4 mentions the limited public access for the northern 600 acres of the Front Ranch Unit and the three public entry points into the Park. It is recommended to add a description of the Interim Access Plan to this discussion to more comprehensively describe how access has been limited. This section should also discuss whether the proposed GDP would modify the interim access plan baseline conditions, specifically the new access from the Rancho Canada Unit. 3.7
- On page 7, the Baseline Analysis for the Front Ranch Unit should incorporate or reference the Initial Study (SCH No. 201421066; Palo Corona Regional Park Public Parking Project) prepared by Monterey Peninsula Regional Park District (MPRPD) in 2014, and describe proposed changes to the park reviewed by that CEQA document. Where appropriate, the new Initial Study should retain applicable mitigation measures under the proposed GDP/project. 3.8
- On page 8, the section regarding General Plan Designation refers to "...multiple land use designations pursuant to the Monterey County General Plan." This section should also include reference to the Carmel Area and Big Sur Coast Land Use Plans for the portions of the park area located within the Coastal Zone. 3.9
- On page 9, the project description does not include information about existing or proposed parking areas for access to the trails and other facilities within the GDP area. The project description should include quantified information about the number of existing parking spaces at the Rancho Canada Unit, at the South Bank Trail Access, at the Front Ranch Highway 1 entry point, and at the parking area constructed on the Front Ranch Unit. This information should be considered and included in the Transportation analysis. 3.10
- On page 19, under Other Public Agencies Whose Approval is Required, in addition to Monterey County's approval of a CDP for sub-projects within the Coastal Zone, clarify whether any existing Use Permit for the Rancho Canada Golf Course site in the inland area would need to be modified to reflect new public parks and recreation uses. This discussion should consider the conditions of approval and mitigation measures required by Monterey County in Planning Commission Resolution 15-016, particularly Condition 14, Adherence to Interim Public Access, and modify them as appropriate. 3.11
- Beginning on page 23, the Aesthetics section does not adequately address potential viewshed impacts from Carmel Valley Road for structural development within the Rancho Canada Unit (e.g.; pavilions, amphitheater, playground, restrooms, dog park, helipad, etc.). 3.12
- The Biological Resources section should identify that project-specific biological reports would be prepared for each proposed land use project. 3.13

- On page 89, under Land Use and Planning, the analysis of applicable plans and policies is inadequate. It does not acknowledge or make consistency determinations for the Coastal Zone area governed by the Carmel Area and Big Sur Coast Land Use Plans, and does not analyze consistency with key applicable policies the Monterey County General Plan or Carmel Valley Master Plan. The Front Ranch Unit and portions of the Back Country Unit are located within the Coastal Zone, and subject to the requirements of the Coastal Act and applicable Monterey County Local Coastal Programs. Therefore, this section needs to include a consistency analysis, at least for key policies that are applicable to the proposed GDP. For example, Carmel Area LUP Policies 4.4.2.3 and 4.4.3.F.3 address the need to restrict development on the Palo Corona Frontal Slopes to protect their high scenic values. Additionally, this section should include a figure showing the overlap of Palo Corona park and Coastal Zone areas. 3.14
  
- The Land Use and Planning section could also include a discussion about the need to coordinate with Monterey County RMA-Planning for permit determinations prior to initiating construction activities. As described in the environmental document, the following activities could trigger the requirement for a permit from Monterey County: additions to, or expansion of, the trail network; development within 100 feet of environmentally sensitive habitat; large (i.e., over 5 acres) restoration projects; development within 750 feet of known archaeological resources; development on slopes exceeding 25 or 30 percent, depending upon the location of the specific project site (e.g., Inland vs. Coastal); installation of fencing; renovation of existing facilities or structures; construction of new facilities or structures; installation of signage; construction of well(s); construction of campgrounds or campsites; construction of a helipad; tree removal; and adoption of a General Development Plan. 3.15
  
- On page 107, under Transportation, the first paragraph should include a discussion about the existing Interim Access Plan approved by Monterey County for the Front Ranch Unit, and describe any modifications to it, including the new access points from the Rancho Canada Unit. See also RMA-Public Works comments above. 3.16

If you have any questions or would like to discuss this matter further, please contact me at (831) 755-5262 or [sidorj@co.monterey.ca.us](mailto:sidorj@co.monterey.ca.us).

Respectfully,

Joseph Sidor  
Associate Planner

cc: Carl Holm, AICP, RMA Director  
John M. Dugan, FAICP, RMA Deputy Director for Land Use and Community Development  
Brandon Swanson, Acting RMA Chief of Planning  
Sarah Hardgrave, District 5 Policy Analyst  
RMA-Planning File No. REF190022

## Letter 3

**COMMENTER:** Joseph Sidor, Associate Planner, Monterey County Resource Management Agency

**DATE:** August 6, 2019

### Response 3.1

The commenter states that Monterey County will act as a Responsible Agency under CEQA for the project. The commenter notes that District has initiated the process to update the Park's Interim Public Access Management Proposal pursuant to Monterey County Planning Commission Resolution No. 15-016. The commenter states that the environmental analysis in the IS-MND is insufficient.

The commenter's individual concerns are addressed in the responses below.

### Response 3.2

The commenter states that the IS-MND should use more recent traffic counts in accordance with County guidelines.

As outlined in Section 6, *Setting*, of the IS-MND, the baseline for the traffic analysis is the prior use of the Rancho Cañada Unit as a 36-hole golf course. This historic use best reflects the trip generation associated with the site, which was used for 46 years as a golf course, clubhouse, and event facility. The property was specifically acquired by the District for conversion from golf to park use. The property acquired by the District includes all but nine holes of the 36-hole golf course, as well as the clubhouse and related facilities. However, the remaining nine holes are not maintained for golf and there is no golf operation planned in that area. Therefore, it is reasonable for the park use of the Rancho Cañada Unit to be considered as a full replacement for the former 36-holes.

To satisfy this comment, Hexagon Transportation Consultants, Inc. completed a trip generation evaluation of the project in May 2020 to provide a comparative evaluation to the trip generation estimated presented in the IS-MND (Attachment G). Trip generation for the Park was estimated based on detailed project information provided by District staff as well as information contained in the IS-MND. Staff and visitor projections were used to estimate trips generated by the project, including the amount of trips that would be generated by the Park at buildout of the GDP, both current and planned.

Based on information provided by District, an estimated 517 persons would access the Park on weekdays, 585 persons on a weekend day, and 537 persons on a holiday. Based on these projections, the Park would generate a total of 808 daily vehicular trips. The IS-MND estimated a total of 810 daily trips using traffic counts of the former Rancho Cañada Golf Course and trip rates published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (9<sup>th</sup> Edition) for a State Park (Land Use 417). As a result, the number of projected trips utilized in the IS-MND are consistent with those estimated based on current daily park user information. Furthermore, as already concluded within the IS-MND, the estimated daily trips, whether based on ITE rates or the anticipated staff and visitor projections, would be less than the estimated 828 daily trips previously generated by the former Rancho Cañada Golf Club. Since the traffic counts using current staff and visitor projections are consistent with the analysis provided in the IS-MND and the new information confirms the traffic analysis in the Draft IS-MND, no updates to the IS-MND are warranted.

### Response 3.3

The commenter states that the IS-MND's estimate of an 80 percent trip reduction seems excessive and is not explained. The commenter states that the IS-MND should include a discussion on trip reduction management and provide a trip reduction plan.

The 80 percent trip reduction is discussed in Section 17, *Transportation*, under *Trip Generation*. As described therein, it is estimated that approximately 80 percent of the trips to the Park would consist of redistributed trips from other recreational opportunities, rather than "new" trips generated by the GDP. This estimate is based on analysis conducted by District staff, as detailed in Appendix E of the IS-MND. Further, even without the 80 percent reduction, as outlined in the IS-MND full buildout of the GDP would result in a maximum of approximately 810 daily trips on areas roadways (as confirmed by the trip generation evaluation completed by Hexagon Transportation Consultants, Inc.) and the 810 trips would still not exceed the total number of trips generated by the site's former use as a golf course (828 trips). Because the Park use under GDP buildout is anticipated to result in fewer trips than the prior golf course use, even without accounting for the 80 percent reduction, further analysis is not necessary regarding trip reduction.

### Response 3.4

The commenter states that the IS-MND did not analyze the intersection of Carmel Valley Road and Rio Road to determine if road configuration changes would be needed.

Rio Road intersects with SR 1 west of the Park. The entrance to the Park from Carmel Valley Road is also named Rio Road; it is assumed that the comment refers to the latter. The entrance is served by a broad shoulder entrance for eastbound traffic on Carmel Valley Road to make a right turn onto Rio Road towards the Park parking lot. Westbound traffic on Carmel Valley Road is served by a left turn lane, with space allowing for cars to pause for an opening in eastbound traffic in order to turn onto Rio Road. As described above in Response 3.3, the project would not result in an increase in trips to the Plan Area as compared to the site's former use as a golf course, and therefore, impacts would be less than significant and road configuration changes are not required as mitigation.

### Response 3.5

The commenter states that there are no parking restrictions on Carmel Valley Road and that overflow parking on SR 1 is a concern. The commenter asks how these concerns would be addressed.

The main entrance of the Park benefits from a large parking lot that previously served the golf course use on the Rancho Cañada Unit. As noted above and confirmed in Attachment G, park use under GDP buildout would not result in an increase in trips and thus an increase in visitation in comparison to the prior golf course use. Therefore, it is not anticipated that visitors would exceed parking lot capacity and park on Carmel Valley Road. Regarding parking on SR 1, a small existing parking lot provides access to the Park. However, the small lot is only available for parking on a permit basis for special events. General public parking is not permitted in the parking lot off SR 1. Implementation of the GDP would not modify this existing parking lot, which would remain inaccessible for general parking until a left-hand turn lane is installed off SR 1 as part of the Carmel River FREE expanding bridge project. However, the main entrance to the Park is the Carmel Valley Road entrance, which is served by a large parking lot. It is anticipated that implementation of the GDP would draw on visitors that would otherwise visit other open space attractions in the region,



including Point Lobos Natural Reserve. Therefore, the project could reduce existing parking congestion that occurs on SR 1 from Point Lobos Natural Reserve visitation.

### **Response 3.6**

The commenter states that County Public Works staff is available to discuss comments 3.2 through 3.5.

The comment is noted and is herewith shared with District decision makers for their consideration. No further response is required.

### **Response 3.7**

The commenter recommends that the IS-MND include a description of the Park's Interim Access Plan and whether GDP implementation would modify the Interim Access Plan baseline conditions, in relation to limits on public access and the three public entry points.

The Palo Corona Regional Park Interim Access Proposal (Interim Access Plan) was prepared by the District in 2005. The Interim Access Plan was prepared to govern public use of the Park until a long-term management plan was developed. The GDP is the long-term planning document that would replace and would not modify the Interim Access Plan. The baseline conditions in the GDP are different from the conditions described in the Interim Access Plan, because the acquisition of the Rancho Cañada Unit occurred between the drafting of the two documents. To address the Interim Access Plan, page 6 under *Background of the Draft IS-MND* has been revised to include the following:

In June 2005 the District completed an Interim Public Access Plan for Palo Corona Regional Park. The Plan was written to enable public access and use of the Park and was used to govern public use of the Park for up to a five-year interim period until the District completed a long-term management plan for the Park. The Plan includes a discussion of interim access improvements proposed for the Park as well as maintenance and administrative requirements and a plan for implementing improvements.

The revision listed above does not alter the findings or analysis of the IS-MND, rather the suggested revision merely clarifies setting and background information for the Park.

### **Response 3.8**

The commenter states that the IS-MND should incorporate or reference the Park Public Parking Project Initial Study prepared by District in 2014 and incorporate applicable mitigation measures.

The 2014 IS-MND (State Clearinghouse No. 2014021066) analyzed impacts from development of a 57-car parking lot at the terminus of the existing driveway and below the existing cattle corrals and barn. The project included construction of four turn-outs along the single lane access road and preparation of Stormwater Pollution Prevention Plan. The project did not propose improvements to the entrance road. Mitigation from the 2014 IS-MND was limited to mitigation for air quality and biological resources. Air quality mitigation required minimizing dust surface the single lane roadway between SR 1 and the last residence. Biological resources mitigation required implementation of a sediment retention and amphibian exclusion fence during rainy season construction. In April 2018, the District acquired the Rancho Cañada Unit, including the large parking lot accessed via Carmel Valley Road that now provides primary access and parking for the Park. Therefore, conditions and

mitigation measures described in the document referenced by the commenter are not applicable. The IS-MND determined that transportation impacts resulting from implementation of the GDP were less than significant without mitigation, as discussed in Section 17, *Transportation*.

### **Response 3.9**

The commenter states that the IS-MND should reference the Carmel Area and Big Sur Coast Land Use Plans.

In response to this comment, the text on page 8, under *General Plan Designation*, is revised as shown below.

The Plan Area has multiple land use designations pursuant to the Monterey County General Plan. Portions of the Plan Area are within the boundaries of the Carmel Area Land Use Plan and the Big Sur Coast Area Land Use Plan. Land use designations in the Rancho Cañada Unit include Residential-Low Density, Residential-Medium Density, Visitor Accommodation, and Public/Quasi-Public.

The revision listed above does not alter the findings or analysis of the IS-MND, rather the suggested revision merely clarifies existing conditions surrounding the Plan Area.

### **Response 3.10**

The commenter states that the Project Description should include information about existing and proposed parking areas that could provide access to the Park trails and facilities.

No new parking areas are proposed as part of the GPD. Existing parking areas, including the parking lot at the Rancho Cañada Unit, would adequately serve the Park. To include additional information regarding parking areas for the Park the pages 6 and 7 of the IS-MND have been updated as follows:

Available parking at the Park includes the large parking lot assessed via Carmel Valley Road that previously served the golf course use on the Rancho Cañada Unit. It is anticipated that the majority of Park visitors would use this parking lot. In addition, the Park contains a 53-car gravel-surfaced parking lot, located in proximity to the Historic Barn at the Palo Corona Regional Park Front Ranch Unit. Since its construction in 2015, the parking lot has been used for a few special events, in alignment with the County's permitted use for that site and park.

The revision listed above does not alter the findings or analysis of the IS-MND, rather the suggested revision merely clarifies existing conditions related to parking.

### **Response 3.11**

The commenter states that the Public Agency Approval section should clarify whether any existing Use Permit for the Rancho Cañada Golf Course site in the inland area would need to be modified to reflect new public parks and recreation uses.

Prior to acquiring the Rancho Cañada Unit, the District and the Monterey County Resource Management Agency (RMA) met several times to determine if any conflicts or concerns might surface if the District acquired the former golf course, and its purpose as the primary means of access to Palo Corona Regional Park's Front Ranch and Back Country units. The proposed uses for the Front Ranch and Back Country Units were also discussed during the meetings and no concerns or requests to modify the existing Use Permit were mentioned or discussed. The District will

continue to work with the County to determine if the existing Use Permit needs to be modified, and if so, take appropriate action(s). At this time the Use Permit for the Rancho Cañada Golf Course site does not need to be updated and thus the Public Agency Approval section of the IS-MND has not been revised.

### **Response 3.12**

The commenter states that the Aesthetics section does not adequately address potential viewshed impacts from Carmel Valley Road for structural development within the Rancho Cañada unit, including pavilions, amphitheater, playground, restrooms, dog park, and helipad.

As described in the Aesthetics section, implementation of the GDP would preserve the Park's visual character by maintaining the vast majority of the Park as open space. The structural project components mentioned in the comment would be added to a portion of the Park that already contains structures and a parking lot. The proposed pavilions, amphitheater, playground, and restrooms would be added to an area that is already used to serve the Park's visitors, and would not occupy a large amount of that area's space or substantially change the views from Carmel Valley Road. Therefore, as discussed in the IS-MND aesthetic impacts would be less than significant and no revisions have been made to the final CEQA document.

### **Response 3.13**

The commenter states that the Biological Resources section should identify that project-specific biological reports would be prepared for each proposed land use project.

As discussed on page 50 of the Draft IS-MND, any projects in the GDP that would require ground disturbance or vegetation removal would have the potential to adversely affect special status species and would be required to implement BMPs that include preparation of biological reports. Such projects that would require biological reports include projects such as trail improvements, new trails, connector trails, ranger houses, bridge abutment work. Due to the programmatic nature of the IS-MND it cannot be determined at this time which specific projects listed in the GDP would require biological reports. However, all projects would be required to implement the BMPs included on pages 112 to 117 of the GDP as they apply to specific project. BMP's would include project-specific biological analysis as necessary, including special-status plant species surveys, endangered/threatened species habitat assessments and protocol surveys, and invasive weed prevention and management program.

### **Response 3.14**

The commenter states that the analysis of applicable plans and policies is inadequate because it does not discuss the Coastal Zone area governed by the Carmel Area and Big Sur Coast Land Use Plans and does not analyze consistency with key applicable policies of the Monterey County General Plan or Carmel Valley Master Plan.

The Carmel Area and Big Sur Coast Land Use Plans include policies to protect the Carmel Area's scenic resources, sensitive habitats, coastal streams, forested lands, agricultural lands, mineral resources, and archaeological resources. The Land Use Plans also prioritize public access and recreational use that is consistent with public safety needs, private property rights, and natural resource conservation. Physical improvements that would be implemented by the GDP would not

occur within the coastal zone. However, to satisfy this comment, page 90 of the Draft IS-MND has been revised as follows:

The GDP has been developed in coordination with applicable land use plans and all projects listed in the GDP would be consistent with and comply with applicable ordinances in place in order to mitigate an environmental affect. The Plan Area would retain the existing land use and zoning designations upon individual project implementation. In addition, development facilitated by the GDP would be consistent with the Monterey County General Plan and associated master plans. The GDP is consistent with General Plan Policy of the Carmel Valley Master Plan Policy CV-3.3 to provide and improve public vistas and Policy CV-3.7 to identify and protect areas of biological significance, including riparian habitat. In addition, the GDP is consistent with policies contained in the Carmel Area and Big Sur Coast land use plans. Specifically, the GDP would be consistent with Carmel Area Land Use Plan Policy 2.3.4.1 to protect sensitive habitats from development, Policy 2.3.4.7 to maintain wildlife connections through open space, Policy 2.6.3.2 to protect grazing lands, and Policy 4.4.3.5 to provide linkages between existing and proposed trails. In addition, the GDP is consistent with Big Sur Coast Land Use Plan philosophy and goals to develop quality recreational uses, maintain the areas resources, and preserve cultural characteristics. The GDP would be consistent with the Plan’s objectives to protect natural resources and minimize development by preserving the park and Providing recreational access. Therefore, the GDP would not cause a significant environmental impact due to a conflict with applicable plans and policies. Impacts would be less than significant.

The GDP allows for public access while maintaining the majority of the Park as open space, and thus is consistent with the Land Use Plans and would not result in a significant environmental impact related to a conflict with a land use plan.

### **Response 3.15**

The commenter states that the Land Use and Planning section could discuss the need for coordination with Monterey County RMA – Planning regarding permit determinations prior to initiating construction activities.

The District acknowledges that Monterey County RMA – Planning would issue permits prior to project construction. Page 20, Section 10, *Other Public Agencies Whose Approval is Required*, has been revised as follows:

- California Department of Fish and Wildlife authorization or permit to take State-listed species subject to the California Endangered Species Act
- Regional Water Quality Control Board Section 401 Clean Water Act Water Quality Certification and/or waste discharge requirement, and coverage under the General Construction Permit for storm water discharges associated with construction activities
- Monterey County Resource Management Agency – Planning permits for the following: changes to the trail network; development within 100 feet of environmentally sensitive habitat; restoration work on a site over five acres in size; development within 750 feet of known archaeological resources; development on slopes exceeding 25 or 30 percent; installation of fencing; renovation of existing facilities or structures; construction of new facilities or structures; installation of signage; construction of wells; construction of campgrounds or campsites; construction of a helipad; tree removal; and adoption of a General Development Plan

In addition, page 89 of the Draft IS-MND in the Land Use section has been revised as follows:

The GDP has been developed in coordination with applicable land use plans and all projects listed in the GDP would be consistent with and comply with applicable ordinances in place in order to mitigate an environmental affect. The Plan Area would retain the existing land use and zoning designations upon individual project implementation. The project would comply with applicable County permitting requirements. In addition, development facilitated by the GDP would be consistent with the Monterey County General Plan and associated master plans.

The request for coordination is herewith shared with District decision makers for their consideration. The revision listed above does not alter the findings or analysis of the IS-MND, rather the suggested revision merely clarifies County permitting requirements for the project.

### **Response 3.16**

The commenter states that the Transportation section should discuss the existing Interim Access for the Front Ranch Unit and describe modifications to it.

Please refer to Response 3.7 for a discussion of the Interim Access Plan. The Interim Access Plan would not be modified as part of the GDP because the GDP replaces the Interim Access Plan as the longer-term planning document for the Park. Access to the Park under the GDP has been revised from what was described in the Interim Access Plan and a discussion of the Interim Access Plan has thus not been added to the IS-MND. Between the drafting of the two documents, the Park acquired the Rancho Cañada Unit, which currently provides the primary entry to the Park and would provide access under the GDP.



May 30, 2019

Letter 4

Rafael Payan, General Manager  
Monterey Peninsula Regional Park District  
4860 Carmel Valley Road  
Carmel, CA 93923

via email: [payan@mprpd.org](mailto:payan@mprpd.org)

**SUBJECT: Comments on the Initial Study / Mitigated Negative Declaration for the Palo Corona Regional Park General Development Plan**

Dear Mr. Payan:

The Transportation Agency for Monterey County is the Regional Transportation Planning and Congestion Management Agency for Monterey County, and agency staff has reviewed the Initial Study / Mitigated Negative Declaration for the Palo Corona Regional Park General Development Plan.

The project consists of adoption and implementation of the General Development Plan for the Palo Corona Regional Park, which serves as a guide for park and recreation improvements and projects throughout the project area. The key components of the plan include improvements and additional to the Park's trail network, renovation and re-use of facilities, an off-leash dog park, and new community involvement and revenue generation opportunities.

The Transportation Agency offers the following comments:

**Regional Roads & Highways**

1. The General Development Plan lists three public entry points into the Park: State Route 1 (just south of the Carmel River Bridge), Carmel Valley Road at the Rancho Cañada Unit, and pedestrian-only access via the South Bank Trail. The Transportation Agency concurs with the General Development Plan's finding that with increased demand for more access to the Park, there is a need to expand parking and provide accessibility. In addition, we encourage early engagement with Caltrans to discuss any potential impacts to the State Highway System that may occur at the entrance of the Park from State Highway 1.

4.1

## Bicycle and Pedestrian

2. The Transportation Agency supports the General Development Plan's goal to ensure adequate safety and accessibility for all users. To that end, the Agency supports the variety of multimodal and access improvements listed in the plan. The Transportation Agency's Bike Secure program (<https://www.tamcmonterey.org/programs/bike-pedestrian/bicycle-secure-program/>) is available to support increasing the supply of bicycle parking in the Regional Park. 4.2
  
3. The Transportation Agency supports the upgrade of existing multiuser trails in the Regional Park and the General Development Plan's proposal to develop new multiuser trails, all with connectivity to adjacent areas such as the Carmel River FREE project, the Carmel River State Beach, Carmel Middle School, neighborhoods such as Hacienda Carmel, and other parks such as Garrapata State Park and Jack's Peak County Park. Maximizing bicycle and pedestrian access for trips to and through the Regional Park supports the State's effort to reduce greenhouse gas emissions through reduced Vehicle Miles Traveled. The Transportation Agency recommends that connectivity to the regional bicycle network should be a priority and integrated into the Plan as well to allow for non-motorized access to the park and surrounding areas. 4.3

Thank you for the opportunity to comment on the proposed project. If you have any questions, please contact Michael Zeller of my staff at 831-775-0903.

Sincerely,



Todd Muck, AICP  
Deputy Executive Director

Cc:

John J. Olejnik, California Department of Transportation (Caltrans) District 5

## Letter 4

**COMMENTER:** Todd Muck, Deputy Executive Director, Transportation Agency for Monterey County (TAMC)

**DATE:** May 30, 2019

### **Response 4.1**

The commenter states that TAMC agrees with the GDP statement that there is a need to expand parking and provide accessibility to the Park. The commenter encourages early engagement with Caltrans to discuss potential impacts to SR 1 resulting from implementation of the GDP.

The comment is noted and is herewith shared with District decision makers for their consideration. No further response is required.

### **Response 4.2**

The commenter states that TAMC supports the GDP goal to ensure adequate safety and accessibility for Park visitors. The commenter states that TAMC's Bike Secure program is available to support increasing bicycle parking in the Park.

The comment is noted and is herewith shared with District decision makers for their consideration. Because the comment does not pertain to the adequacy of the IS-MND or CEQA process, no further response is required.

### **Response 4.3**

The commenter states that TAMC supports the GDP proposal to develop and upgrade multi-use trails. The commenter states that bicycle and pedestrian access to and through the Park supports efforts to reduce greenhouse gas emissions. The commenter recommends that the GDP incorporate connectivity to the regional bicycle network and non-motorized access to the Park.

The commenter's support and recommendations are noted. As stated on page 108 of the Draft IS-MND, "the GDP would expand public use of an existing Park through improved pedestrian, multi-use, and ADA-accessible routes. Development facilitated by the GDP would improve the existing trail network through routine maintenance and construction of new connector trails. Connectivity with neighboring properties would also improve, and the GDP would contribute to regional connectivity of protected lands. In addition, the GDP would designate specific road bike, mountain bike, and equestrian routes to allow other recreational users to experience the Park."

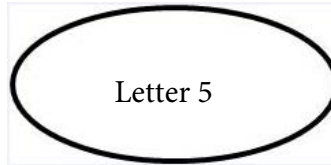




# Carmel Area Wastewater District

P.O. Box 221428 Carmel California 93922 ❖ (831) 624-1248 ❖ FAX (831) 624-0811

Barbara Buikema  
General Manager  
Ed Waggoner  
Operations Superintendent  
Robert R. Wellington  
Legal Counsel



Board of Directors  
Gregory D'Ambrosio  
Michael K. Rachel  
Robert Siegfried  
Charlotte F. Townsend  
Ken White

June 4, 2019

Monterey Regional Park District  
4860 Carmel Valley Road  
Carmel, CA 93923

Attention: Rafael Payan, General Manager

**SUBJECT: COMMENTS REGARDING INITIAL STUDY-  
PALO CORONA REGIONAL PARK GENERAL DEVELOPMENT PLAN**

Dear Mr. Payan,

As the Principal Engineer for Carmel Area Wastewater District (CAWD), I have reviewed the Initial Study for the Palo Corona Regional Park General Development Plan. CAWD is supportive of the project and want to verify that the Park District is aware of the need to replace the existing sewer pipeline within the park prior to initiating the future park improvements. This pipeline is at the end of its useful life and is difficult to access due to past construction of facilities at the golf course. Any new construction or grading at the park could have an adverse effect on our sewer pipeline system that could lead to a sewer spill or damage to the pipeline. Mitigation for that impact will be to collaborate with CAWD staff and facilitate the replacement of the sewer pipeline within areas with proper access to the manholes by our vehicles for maintenance. 5.1

We look forward to working with you in order to replace our sewer without impacting your agency's future plans for the park. If you have any questions or concerns, please call me at (831) 624-1248 ext. 203 or by e-mail at [lather@cawd.org](mailto:lather@cawd.org).

Sincerely,

Rachél Lather, MS, PE  
Principal Engineer  
Carmel Area Wastewater District

## Letter 5

**COMMENTER:** Rachél Lather, Principal Engineer, Carmel Area Wastewater District (CAWD)

**DATE:** June 4, 2019

### Response 5.1

The commenter discusses the need to replace the existing sewer pipeline within the Park prior to initiating improvements. The commenter states that the pipeline is at the end of its useful life and that new construction or grading at the Park could lead to a sewer spill or pipeline damage.

District is aware of the need to replace the existing sewer pipeline within the Park. Sewer pipeline replacement would occur as a separately permitted and separately reviewed project under CEQA. However, to acknowledge the future sewer pipeline in the Park page 119 of the Draft IS-MND has been revised as follows:

Development facilitated by the GDP would add two restrooms in the Rancho Cañada Unit, which is served by the Carmel Area Wastewater District (CAWD). Two new restrooms in the Front Ranch Unit would use septic systems, and two restrooms in the Back County Unit would use septic systems or compost/pit toilets. The CAWD treatment plant has a permitted capacity of 3.0 million gallons per day (MGD), with a current average dry weather flow of 1.8 MGD, or 60 percent of its permitted capacity (CAWD 2017). Wastewater generation from the Rancho Cañada Unit after implementation of the GDP would be similar to the site's historic use as a golf course. The addition of two restrooms within this unit would not constitute more than an incremental increase in wastewater treatment demand to the CAWD, which operates within its permitted capacity, as compared to the sites previous use as a golf course. CAWD plans to replace an existing sewer line into the Park. The replacement would include hookups to serve the proposed restrooms in the Rancho Cañada Unit. However, the sewer replacement project is considered a separate project under CEQA and will undergo project specific environmental review. ~~The project would not require or result in the construction of new water or wastewater facilities or the expansion of existing facilities.~~ The CAWD would have adequate capacity to serve the project's demand in addition to existing commitments.



Letter 6

July 25, 2019

Rafael Payan  
Monterey Peninsula Regional Park District  
4860 Carmel Valley Road  
Carmel, California 93923

SUBJECT: Initial Study and Mitigated Negative Declaration  
Palo Corona Regional Park - General Development Plan

Dear Mr. Payan:

Thank you for the opportunity to provide comments on the Initial Study and Mitigated Negative Declaration for the General Development Plan (GDP) prepared for Palo Corona Regional Park (PCRP).

Big Sur Land Trust (BSLT) inspires love of land across generations, conservation of our unique Monterey County landscapes, and access to outdoor experiences for all. Over its 40-year history, BSLT has been grateful for the opportunity to collaborate with the Monterey Peninsula Regional Park District (MPRPD) to conserve significant lands throughout the District's five Wards, including the original 9898-acre Palo Corona Ranch. Palo Corona Ranch was originally purchased in 2002 by BSLT and The Nature Conservancy for natural resource protection and to enhance public access, education and recreation opportunities. The northern portion of Palo Corona Ranch was ultimately transferred to MPRPD to become the PCRP and the keystone of the greater Lobos-Corona Parklands Project.

PCRP conserves an impressive array of Mediterranean vegetation types. The Park also provides outstanding opportunities for habitat restoration, natural community and rare species protection, and complementary education and passive recreation. In concert with the stewardship of conservation values on PCRP, the future re-wilding of the Rancho Cañada unit and development of park infrastructure will expand community engagement activities and lead to the enhancement of native vegetation and wildlife connectivity across an impressive landscape mosaic.

BSLT has an enduring interest in coordinated stewardship and responsibly managed public access throughout the Lobos-Corona Parklands landscape, including Rancho Cañada. BSLT respectfully offers the following comments on the PCRP GDP Initial Study/Mitigated Negative Declaration for your consideration:

General Comments:

1. Potential developments proposed in the PCRP and Rancho Cañada unit should balance the conservation of environmental values with public access, as reflected in the primary Goals detailed in the 2016-2020 MPRPD Strategic Plan.

6.1

6.2

2. Potential developments proposed in the PCRP and Rancho Cañada unit should support the purpose and intent of all grants awarded for the acquisition of these conserved lands. Public funding awards were focused on reclaiming, restoring and sustaining the site for native habitat and wildlife, and also for providing compatible public access, environmental education and passive recreation opportunities. The developments proposed by MPRPD should prioritize the intent of the public grants and private funding provided to conserve the entire Palo Corona/Rancho Cañada project area. This will complement MPRPD investments made in education and park operations. | 6.3

3. BSLT is concerned that natural resource management activities to support the implementation of the GDP and the intent of public grant funding cannot be provided without a commitment to create and fund MPRPD staff positions focused on ecological stewardship and land management, with corresponding budget items dedicated to long-term stewardship management endeavors, including aggressive invasive species removal, ecologically suitable road maintenance, management of the cattle grazing operation, fire fuel management, and sensitive species conservation. | 6.4

4. The GDP outlines a number of specific recreation-oriented projects (bicycle access, camp sites, dog park), however does not speak to specific habitat enhancement projects that should be guided by the GDP. The IS/MND refers to a Natural Resource and Conservation Plan and a Habitat Restoration Plan to be developed in the future. We look forward to collaborating on these documents and encourage that the development of these documents be a priority to ensure recreation-oriented activities don't compromise natural resource values. | 6.5

5. BSLT recommends that a section be added that identifies the process and schedule for updating the Interim Access Plan for PCRP and obtaining a Use Permit from the Monterey County Resource Management Agency to operate the Rancho Cañada unit and PCRP as public parklands. | 6.6

6. Please note that the header at the top of each page of the IS/MND document is titled "Palo Corona Regional Park General Development Plan". This leads the reader to believe the document is the GDP, rather than the IS/MND for the GDP. | 6.7

Specific Comments:

1. Page 1, Surrounding Land Uses. Corrections: The lands immediately north of the Palo Corona Front Ranch are owned by BSLT and are dedicated to the Carmel River Floodplain Restoration and Environmental Enhancement Project (CR FREE). No lands are leased to Earthbound Farms. A 2.2-acre parcel on the north-western edge of the Front Ranch is owned by a private land owner and supports several private residences (red houses). | 6.8

2. Page 4, Surrounding Land Uses. Clarification requested: The paved South Bank Trail was developed by BSLT, which holds Trail Easements over private land between Valley Greens Drive and the eastern edge of the Palo Corona Front Ranch. Under a Memorandum of Understanding with BSLT, MPRPD currently manages this paved trail, which is open to pedestrians and cyclists. The South Bank Trail currently provides the only trail connection between the Rancho Cañada Unit and PCRP at this time. | 6.9

3. Page 4, Last line of Surrounding Land Uses: note typo, "Surrounding land uses are shown in Figure 3." | 6.10

4. Page 4, Background. Corrections: The original 9898-acre Palo Corona Ranch was acquired by The Nature Conservancy and BSLT in 2002, with funding from the State of California and private donors. The | 6.11

northerly portion was transferred to MPRPD in several phases between 2004 and 2011. The Whisler-Wilson unit was acquired by BSLT in 2010 and transferred to MPRPD over a five-year period.



5. Page 6, Existing Environmental Setting, first sentence: Please add that the Park is also connected to the conserved BSLT CR FREE project area on the north and west. In addition, MPRPD, BSLT, State Parks and the Point Lobos Foundation are parties to the 2014 Memorandum of Understanding establishing the Lobos-Corona Parklands collaborative.

6.12

6. Page 7, first paragraph: Golf cart paths on Rancho Cañada connect to the BSLT South Bank Trail, which provides access to the Front Ranch Unit.

6.13

7. Page 7, Back Country Unit: Add that the historic Chavote Homestead is also situated in the back country and that several other historic and Native American archaeological sites have been documented throughout the back country portion of the park.

6.14

8. Page 8, Analysis Baseline: Using the previous 46-year history of golf course water demand as the baseline for evaluation of water demand associated with the Plan Area is inappropriate. A major component of the acquisition of the Rancho Cañada unit of Palo Corona Regional Park was the retirement of 185 acre-feet of groundwater previously extracted from the Carmel River alluvial aquifer. MPRD is obligated by grant agreements to petition for an instream flow dedication of 185 AF. This amount of water was pumped by Rancho Cañada wells to irrigate the golf course greens and has been “retired”, or “returned” to the Carmel River as part of the Rancho Cañada acquisition, as required under provisions of the Wildlife Conservation Board Streamflow Enhancement Grant that contributed to the acquisition of the property. This amount of water must be deducted from the “baseline” since it is no longer part of the water use equation for the former golf course. Please clarify what the permanent dedication of water rights entailed for the Rancho Cañada purchase and provide an explanation of exactly how much water is available for MPRPD to use on the Rancho Cañada unit of PCR. It is also unclear what the water sources and availability are on the Front Ranch and back country portions of PCR.

6.15

9. Page 13: Project components should include the eventual transfer of the BSLT South Bank Trail Easements to MPRPD.

6.16

10. Page 14, Recreational, Educational, and Interpretive Uses, third bullet: Primitive camping sites should have designated wilderness latrines in order to concentrate human impacts and provide for regular cleaning. These critical installations may be subject to permitting by the Monterey County Dept. of Health.

6.17

11. Page 14, Recreational, Educational, and Interpretive Uses, 6<sup>th</sup> and 8<sup>th</sup> bullets: The federally threatened California red-legged frog has been observed in close proximity to the “retention pond” and any activities proposed in, or around the pond should be assessed for potential impacts to this protected species (adult frog observed near the Discovery Center by numerous people on March 20, 2019).

6.18

12. Page 17, Phasing, Short-Term: In the spirit of the MPRPD Strategic Plan and provisions in public funding grants used to acquire PCR and Rancho Cañada, BSLT recommends that habitat restoration and wildlife habitat enhancement projects be prioritized in tandem with most recreation-oriented endeavors.

6.19

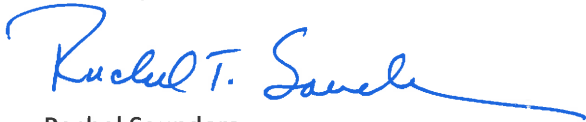
13. Page 18, Short-Term Phasing: Please add the transfer of the South Bank Trail Easements from BSLT to MPRPD. | 6.20
14. Page 19, Other Public Agencies Whose Approval is Required: All improvements and activities proposed in the GDP must conform to requirements of granting agencies that provided funding for the acquisition of Palo Corona Ranch and the Rancho Cañada Unit. There should be a listing in the document of the grants and granting entities that supported the acquisition of PCRP and Rancho Cañada and what their requirements are. | 6.21
15. Page 29, Agriculture and Forestry Resources, Item e.: BSLT recommends that the IS/MND text include a summary of the CalFire fuels treatment work occurring throughout PCRP and the opportunity for MPRPD to offset environmental impacts resulting from this work with site-specific mitigation activities. The CalFire work conducted through PCRP should conform to the Best Management Practices outlined in the PCRP GDP. | 6.22
16. Page 40, Literature Review: Several of the Park District’s own biological references are notably absent from the list of references reviewed, including: “Front County Biological Report” (2008), numerous amphibian monitoring reports, and “Impact of Cattle Grazing on Smith’s Blue Butterfly”. These site-specific reports should inform GDP decision-making. It appears that no Biological Assessment has been prepared for the back country portion of the Park. A back country biological assessment should be an important component in the overall analysis of biological impacts of the GDP. | 6.23
17. Page 42, Coastal Terrace Prairie. Correction: Note typo in 2<sup>nd</sup> sentence, Dominant. | 6.24
18. Page 42, Hardwood Forest. Correction: Note name change of tan oak to *Notholithocarpus densiflorus*. | 6.25
19. Page 43, Monterey Pine Forest. Correction: Note spelling of fuchsia-flowered gooseberry. | 6.26
20. Page 43, Riparian Woodland. Correction: Note that black cottonwood is *Populus trichocarpa* and sycamore is *Platanus racemosa*. | 6.27
21. Page 48-50 and 51, Wildlife Movement: Have wildlife corridor and movement studies been conducted to document pathways between upland habitats and the Carmel River? If wildlife movement studies have not been conducted, then a determination that the proposed Project would have a Less Than Significant Impact can’t be determined, since impacts are unknown. Wildlife corridor assessment is not included in the BMP’s noted in this section of the IS/MND. This is pertinent to the location and configuration of the proposed dog park on the Rancho Cañada unit. A thorough analysis of wildlife movement across Carmel Valley Road should be conducted prior to the development of the dog park in order to minimize potential constraints on wildlife access to the Carmel River. | 6.28
22. Page 53, Cultural Resources: There do not appear to be protocols or BMP’s in place that would prevent potential loss or damage to cultural or archaeological resources. No mitigations are proposed that justify a “Less than Significant with Mitigation Incorporated” determination in this category to avoid loss of cultural resources, like the historic bear trap and other known, or as yet undiscovered cultural resources. The GDP should be revised to include Best Management Practices that speak to the conservation of cultural resources before a “Less than Significant with Mitigation Incorporated” determination is assigned. | 6.29

23. Page 117, Utilities and Service Systems: The GDP proposes primitive camp sites and ranger residences in the back country, however the water provided for these uses by drilling a new well or trucking in water, as well as the disposal of human waste are topics not adequately analyzed in this section. In addition, an analysis of road conditions and potential necessary improvements has not been conducted to determine whether existing ranch roads can accommodate the significant increase in vehicular use that would be generated by locating residential ranger units in the back country. 6.30  
6.31

24. Page 121, Wildfire, c: What provisions are proposed for the long-term maintenance of the CalFire fuel reduction work proposed on the Park, and how will the fuel break be maintained to ensure that Park resources are not negatively impacted by species take, habitat fragmentation, or the influx of non-native weedy species? 6.32

Thank you again for the opportunity to comment on the Initial Study and Mitigated Negative Declaration for the Palo Corona Regional Park General Development Plan. MPRPD has provided extraordinary educational and park recreation opportunities for the community and is positioned to offer important leadership in land stewardship and restoration. PCRP is an ecological and community asset and we look forward to continued collaboration with MPRPD to advance regional conservation goals and outdoor recreational and educational opportunities. 6.33

Sincerely,



Rachel Saunders  
Director of Conservation

## Letter 6

**COMMENTER:** Rachel Saunders, Director of Conservation, Big Sur Land Trust (BSLT)

**DATE:** May 17, 2019

### **Response 6.1**

The commenter provides background information about the Park and states that BSLT has an enduring interest in management of the Park.

The comment does not address the adequacy of the Draft IS-MND or CEQA process. The comment is noted and is herewith shared with District decision makers for their consideration.

### **Response 6.2**

The commenter states that development of the Park should balance the stewardship and public access in accordance with the goals detailed in the 2016-2020 District Strategic Plan.

The comment does not address the adequacy of the Draft IS-MND or CEQA process. The introduction of the GDP describes land management of the Park as follows: "Palo Corona Regional Park is to be maintained for public enjoyment and its natural resources protected in perpetuity, and must provide recreation, educational, and research opportunities while conserving the land's valuable natural resources." This appears consistent with the commenter's recommendation. The comment is noted and is herewith shared with District decision makers for their consideration.

### **Response 6.3**

The commenter states that development of the Park should support the purpose and intent of grants awarded for acquisition of the land.

The comment does not address the adequacy of the Draft IS-MND or CEQA process. The comment is noted and is herewith shared with District decision makers for their consideration. As noted above, the GDP allows for public access as well as natural resource conservation.

### **Response 6.4**

The commenter expresses concern that proper management of natural resources may not be possible unless District commits to funding/staffing for land management.

The comment does not address the adequacy of the Draft IS-MND or CEQA process. District is responsible for funding and staffing the management activities described in the GDP. The IS-MND analysis relies on the assumption that implementation of the GDP would be carried out as planned. No further response is required.

### **Response 6.5**

The commenter states that the GDP does not describe habitat enhancement projects. The commenter states that BSLT looks forward to collaborating on a Natural Resources and Conservation Plan and a Habitat Restoration Plan. The commenter encourages District to prioritize preparation of these documents so that recreation activities don't compromise natural resources.



District is planning to prepare a Natural Resources and Conservation Plan and a Habitat Restoration Plan separately from the GDP. The impacts of these separate plans are not addressed in the CEQA review for the GDP. The commenter's input regarding prioritization of these planning documents is noted and shared with District decision makers for their consideration.

### **Response 6.6**

The commenter recommends that a section be added to the GDP to discuss updating the Interim Access Plan for the Park and obtaining a use permit from Monterey County to operate the Park as public parkland.

Please refer to Response 3.7 for a discussion of the Interim Access Plan as well as information regarding the Interim Access Plan that has been added to the IS-MND. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

### **Response 6.7**

The commenter states that the headers of the IS-MND pages indicate that the document is the GDP rather than the IS-MND for the GDP.

The IS-MND uses alternating headers and footers. Even numbered pages include headers that state the name of the lead agency and the project title, while odd numbered pages include a footer that reads "Initial Study – Mitigated Negative Declaration."

### **Response 6.8**

The commenter states that page 1 of the IS-MND incorrectly describes ownership of surrounding lands. The commenter provides information to clarify land ownership details.

In response to this comment, page 1 of the Draft IS-MND under Section 5, *Surrounding Land Uses*, has been revised as follows:

The Park is surrounded by a variety of land uses, including primarily open space and recreational areas. The lands immediately north of the Front Ranch Unit are owned by the Big Sur Land Trust and are dedicated to the Carmel River Floodplain Restoration and Environmental Enhancement Project. SR 1, Carmel River State Beach, Point Lobos State Natural Reserve and Ranch, and Carmel Meadows subdivision bound the Front Ranch Unit on the west. An approximately 2.2-acre parcel on the northwestern edge of the Front Ranch Unit is owned by a private land-owner and supports several private residences. On the north are agricultural fields, which are owned by the nonprofit Big Sur Land Trust and a private property owner. This property is protected by agricultural conservation easements and has been leased to Earthbound Farms for organic farming purposes. The Point Lobos State Natural Reserve and Ranch borders the southwest boundary of the Front Ranch Unit. The 93-acre Fish Ranch in-holding sits in the middle of the Front Ranch Unit. It is the private residential property of Ms. Fish, ~~the former owner of the Fish Ranch, formerly~~ also known as Palo Corona Ranch, which the Monterey Peninsula Park District (District) purchased to form the Park.

The revision listed above does not alter the findings or analysis of the IS-MND, rather the suggested revision merely clarifies existing setting information.

## Response 6.9

The commenter requests that page 4 of the Draft IS-MND clarify that the paved South Bank Trail was developed by BSLT, which holds easements of land between Valley Greens Drive and the eastern edge of the Palo Corona Front Ranch Unit.

In response to this comment, Page 4, paragraph 2, of the Draft IS-MND has been revised as follows:

The Rancho Cañada Unit connects to the Front Ranch Unit by the South Bank Trail, which was developed by BSLT and is now managed by the District under a Memorandum of Understanding with BSLT. BSLT also holds Trail Easements over private land between Valley Greens Drive and the eastern boundary of the Park Front Ranch Unit. ~~; a public trail held on an easement by the Big Sur Land Trust and managed by the District.~~ The Back Country Unit is surrounded by open space including Garrapata State Park to the west, Mitteldorf Preserve to the east, Point Lobos Ranch to the north, and the portion of Palo Corona Ranch that transferred to the California Department of Fish and Wildlife (CDFW), known as the Joshua Creek Ecological Reserve, to the south. Surrounding land uses are shown in Figure 3.

The revision listed above does not alter the findings or analysis of the IS-MND, rather the suggested revision merely clarifies existing setting information.

## Response 6.10

The commenter points out a typo on page 4 of the IS-MND.

Please refer to Response 6.9 above for revisions to page 4 that include a correction of the typo (*show* corrected to *shown*).

## Response 6.11

The commenter states that the background information on page 4 of the IS-MND should be revised to accurately describe the land acquisition history of the Park. The commenter provides information to clarify the land acquisition history description.

The text on page 4, paragraph 4, of the IS-MND has been revised as follows:

The Park was acquired in several phases, starting with a partnership between the Nature Conservancy, the Big Sur Land Trust, the State of California, and the District. In 2002, Big Sur Land Trust and the Nature Conservancy acquired the approximately 10,000-acre Palo Corona Ranch property. This land was devoted to conservation and parkland and divided between the District and CDFW. In 2004, these agencies collectively purchased the approximately 10,000-acre ranch, marking Monterey County's largest land conservation effort to that time. The former Palo Corona Ranch was then devoted to conservation and parkland and divided between MPRPD and CDFW. The southern 5,500 acres of the property was added to CDFW's existing Joshua Creek Ecological Preserve, while the northern 4,350 acres was transferred to the District in several phases between 2004 and 2011 to form ~~became~~ the District's newest park, Palo Corona Regional Park. In 2009, the Whisler-Wilson Ranch was added to the Park, and The Whisler Wilson property was acquired in 2010 by the Big Sur Land Trust and transferred to the District over a five-year period. Then, in April of 2018, the District completed its acquisition of the Rancho Cañada Unit, finalizing the current status of the Park's boundaries. ~~marking the second and third phases, respectively, of the parkland acquisition.~~

The revisions listed above do not alter the findings or analysis of the IS-MND, rather they clarify exiting setting information.

### **Response 6.12**

The commenter requests that the Existing Environmental Setting section add mention that the Park is connected to the conserved BSLT Carmel River FREE (CR-FREE) project area and that BSLT and other groups are parties to the 2014 Memorandum of Understanding establishing the Lobos-Corona Parklands collaborative.

The text on page 6, paragraph 3, of the Draft IS-MND has been revised as follows:

As stated above, the Park is connected to several other existing open space and park areas, including: Point Lobos State Natural Reserve and Ranch to the west of the Front Ranch and Back Country Units, Garrapata State Park to the west of the Back Country Unit, Santa Lucia Preserve to the east of the Front Ranch and Back Country Units, Mittledorf Preserve on the eastern border of the southern portion of the Back Country Unit, and Joshua Creek Ecological Reserve to the south of the Back Country Unit. In addition, the Carmel River Floodplain Restoration and Environmental Enhancement (Carmel River FREE) project is planned for the lower Carmel River Watershed, which includes land adjacent to the Park to the north of the Front Ranch Unit. BSLT and the County of Monterey are co-applicants for the Carmel River FREE project. In 2014, a Memorandum of Understanding was signed by the District, BSLT, California State Parks, and the Point Lobos Foundation to guide connectivity and coordination among the region's open spaces and stakeholders.

The revisions listed above do not alter the findings or analysis of the IS-MND, rather they clarify exiting setting information.

### **Response 6.13**

The commenter notes that golf cart paths on the Rancho Cañada Unit connect to the BSLT South Bank Trail, which provides access to the Front Ranch Unit.

In response to this comment, the text on page 7, paragraph 1, of the Draft IS-MND has been revised as follows:

The existing golf cart paths and bridges provide access to the Rancho Cañada Unit, connecting it to the South Bank Trail, which connects to the Front Ranch Unit and the lands beyond.

The revision listed above does not alter the findings or analysis of the IS-MND, rather the suggested revision merely clarifies exiting setting information.

### **Response 6.14**

The commenter requests that page 7 of the IS-MND add that the Chavote Homestead is in the Back Country Unit and that several other historic and Native American archaeological sites have been documented in the Back Country Unit.

To incorporate the information noted in the comment, the following text has been added to the Back Country Unit section on page 7 of the Draft IS-MND:

The Chavote Homestead, consisting of a small structure overgrown with brush and two fruit trees, is also located in the Back Country Unit. Similar to the Whisler-Wilson Cabin and the Corona Homestead, no GDP-facilitated renovations are envisioned or proposed. Should renovations be proposed for the property in the future, a historic resource evaluation would be required to assess potential impacts.

Additionally, page 56 of the IS-MND in the Cultural Resources section has been revised as follows:

The Park has a long cultural history and was home to the Ohlone people prior to settlement by European and American homesteaders. Archaeological materials associated with Native American and early Euro-American occupation exist throughout the Park, including in the Back Country Unit, and have the potential to provide important scientific information regarding history and prehistory.

The revisions listed above do not alter the findings or analysis of the IS-MND, rather the suggested revision merely clarify exiting setting information.

### **Response 6.15**

The commenter states that the baseline used for analysis of water use is inappropriate because the water previously used to irrigate the golf course has been “retired.” The commenter requests clarification regarding the District’s water rights for the Park.

Determination of baseline conditions is discussed in Section 6, *Setting*, of the IS-MND, under *Analysis Baseline*. As described therein, acquisition of the former golf course land involved the desire of the District and granting agencies to convert the land from golf course use to park use. Golf course use was phased out during the acquisition process. At the time of preparation of the Draft IS-MND, golf course use had halted; however, the project, as it is characterized by the IS-MND, considers the land use conversion of golf course to park. Therefore, golf course use is an appropriate baseline for water supply for the project. As stated on page 86 of the Draft IS-MND, “The 15 AFY now controlled by the District is sufficient to supply the projected water needs for the Park. Use of the 15 AFY allotment would not adversely affect the CVAA because this amount is substantially lower than past water use from the previous landowners and because the District would dedicate 267.63 AFY of their acquired water rights to instream flow in the Carmel River.” Therefore, although the IS-MND compares project water use to the 185 AFY baseline from the sites prior use as a golf course, 15 AFY would be sufficient for the project. The District has not been allotted the full 185 AFY and would not require that amount to supply projects proposed under the GDP.

### **Response 6.16**

The commenter states that the list of project components should include the eventual transfer of the BSLT South Bank Trail Easements to the District.

The comment does not address the adequacy of the Draft IS-MND or CEQA process. The request to include transfer of the BSLT South Bank Trail easements is noted and herewith shared with the District decision makers for their consideration. No further response is required.

### **Response 6.17**

The commenter states that primitive camping sites should have designated wilderness latrines and that these latrines may be subject to County Health Department permitting.

Restroom facilities for campsites are discussed in Section 7, *Geology and Soils*, and Section 19, *Utilities and Service Systems*, of the Draft IS-MND. As described therein, restroom facilities would consist of either composting/pit toilets or a restroom connected to a septic tank, and septic tank installation would require a County permit. The need for septic tank permits from Monterey County is acknowledged on page 67 of the IS-MND, under threshold question e.

### **Response 6.18**

The commenter states that California reg-legged frog has been observed near a retention pond and that any activities near the pond should be assessed for impacts to California reg-legged frog.

The retention pond to which the commenter is referring to on the Rancho Cañada Unit is not clear, as there are several throughout the Plan Area. Given the number of known occurrences of California reg-legged frog from the Carmel River, there is a high potential for California reg-legged frog to occur in any of the ponds in the Rancho Cañada Unit. Impacts to the species could occur during construction activity associated development facilitated by the GDP that requires ground disturbance or vegetation removal. Given the programmatic nature of the GDP and IS-MND project specific analyses cannot be completed at this time.. Please refer to Response 2.5 for a discussion of the programmatic nature of the document. Specific impacts to California reg-legged frog would be evaluated during the development of individual projects under the GDP. However, any project that requires ground disturbance or vegetation removal would implement BMPs, which include a biological screening assessment for species, such as California red-legged frog. BMP-5, Endangered/Threatened Species Habitat Assessments and Protocol Surveys, and BMP-6, Endangered/Threatened Species Avoidance and Minimization, would ensure protection of the California red-legged frog.

### **Response 6.19**

The commenter recommends that habitat restoration and wildlife habitat enhancement projects be prioritized in tandem with most recreation-oriented endeavors.

The commenter's recommendation is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no other response is required.

### **Response 6.20**

The commenter requests that the transfer of the South Bank Trail Easements from BSLT be added to the list of short-term phasing events.

The comment does not address the adequacy of the Draft IS-MND or CEQA process. The request to include transfer of the BSLT South Bank Trail easements to the short-term phasing list is noted and herewith shared with District decision makers for their consideration. No further response is required.

### **Response 6.21**

The commenter states that the *Other Public Agencies Whose Approval is Required* section should list the grants and granting entities that supported the acquisition of the Park and the Rancho Cañada

Unit, because the GDP must conform to requirements of the granting entities that funded the acquisitions. The commenter states that the requirements of granting agencies should be described.

Granting agencies are listed in Section 6, *Setting*, under *Analysis Baseline*, of the Draft IS-MND. The *Other Public Agencies Whose Approval is Required* list pertains only to public agencies with discretionary approval responsibilities related to the project or project components. Granting agencies would not have approval over projects under the GDP and thus have been not added to the list included in the IS-MND.

## Response 6.22

The commenter recommends that the IS-MND include a summary of the CAL FIRE fuels treatment work occurring in the Park and the opportunity to offset environmental impacts resulting from this work with mitigation measures. The commenter states that the CAL FIRE work in the Park should conform to the BMPs outlined in the GDP.

CAL FIRE has been actively conducting fire fuel reduction projects at the Park per the License Agreement approved by the District Board of Directors in April 2019. Per the agreement CAL FIRE would reduce woody vegetation less than 12 inches diameter breast height within 10 feet of a road or structure. CAL FIRE would also remove dead, diseased, and dying trees and all remaining trees within a road or structure would be pruned. This would open and maintain emergency ingress/egress in the event of an emergency as well as create defensible space for potential fires. Fuel treatment by CAL FIRE has been ongoing in the Park and is not considered a new project as part of implementation of the GDP. Additional BMPs included on pages 112 to 117 the GDP would be implemented based on the results of the project-specific biological analysis. Thus, additional mitigation measures to offset impacts of the fuel reduction would not be necessary. The District acknowledges that the CAL FIRE agreement should be included in the wildfire discussion of the IS-MND and the following has been revised on pages 122-123 of the Draft IS-MND:

As discussed in Section 9, *Hazards and Hazardous Materials*, implementation of the GDP would not involve the addition of structures that would impair emergency response or evacuation. Although visitation to the Front Ranch and Back Country Units would increase, the GDP includes improvements to the Park's trail system, allowing for safer movement through the Park in the event of an emergency. There would not be an increase in traffic that could result in delays for emergency response or evacuation. In addition, in April 2019 the District signed an agreement with CAL FIRE to maintain fire breaks in the Plan Area. As part of the agreement CAL FIRE would reduce woody vegetation less than 12 inches diameter breast height within 10 feet of a road or structure. CAL FIRE would also remove dead, diseased, and dying trees and all remaining trees within a road or structure would be pruned. Vegetation maintenance from CAL FIRE would open and maintain emergency ingress/egress providing for safer and faster movement out of the Park in the event of an emergency. Furthermore, the Rancho Cañada Unit dog park and the adjacent parking lot would be utilized as a staging area for fire response, including construction of fire hydrants and a helipad for CAL FIRE helicopters. Therefore, the GDP would not impair an adopted emergency response plan or emergency evacuation plan and impacts would be less than significant.

The revisions listed above do not alter the findings of the IS-MND, rather the suggested revision provides additional justification for the less than significant finding.

### Response 6.23

The commenter states that the Biological Resources Literature Review is missing some relevant documents. The commenter states that a Biological Assessment should be prepared for the Back Country Unit.

In response to this comment, page 40, first line under the bullet list, of the Draft IS-MND has been revised as follows:

The Safe Harbor Agreement for Palo Corona Regional Park (USFWS 2011), Grassland Management Plan (McGraw 2007), Whisler-Wilson Ranch Camping Feasibility Report (District 2013), Invasive Weed Management Plan (Nomad 2014), A Biological Report for Proposed Palo Corona Regional Park Trails, Riparian Habitat Restoration, and Ranch Road Retirements (Yadon 2008), Impact of Cattle Grazing on the Smith's Blue Butterfly, Its Host Plant and the Surrounding Plant Community (Cushman 2009), Amphibian Management and Monitoring at Palo Corona Regional Park, Garland Ranch Regional Park, and Frog Pond Wetland Preserve (Anderson 2017), and Grassland Monitoring Report Palo Corona Regional Park (Fields 2016), were also reviewed to provide background information on existing conditions.

A Biological Resources Assessment was not prepared for the entire Back County Unit because the IS-MND is a programmatic document, as described in Response 2.6, and projects listed in the GDP have not yet been defined at a level allowing for specific environmental review. Individual projects in the Back County Unit that would result in ground disturbance or vegetation removal would be required to implement BMP-1 to prepare a biological assessment. Requiring future biological surveys and assessments for individual projects ensures that biological resources information at specific project sites represents existing biological conditions on the site and surveys the footprint of a project as determined in final project plans.

### Response 6.24

The commenter notes a typographical error on page 42 of the Draft IS-MND

The text on page 42, paragraph 2, of the Draft IS-MND has been revised as follows:

~~Dominant~~Dominant species in this community include California Oatgrass (*Danthonia californica*) and Italian Ryegrass (*Lolium multiflorum*) and English plantain (*Plantago lanceolata*).

This revision addresses a typographical error and does not alter the findings or analysis of the IS-MND.

### Response 6.25

The commenter notes that the name of tan oak has been changed to *Notholithocarpus densiflorus*.

Page 42, paragraph 5, of the Draft IS-MND has been revised as follows:

Dominant species in this community include California bay (*Umbellularia californica*), pacific madrone (*Arbutus menziesii*), tan oak (~~*Lithocarpus densiflorus*~~*Notholithocarpus densiflorus*), coast live oak (*Quercus agrifolia*), and interior live oak (*Quercus wislizenii*).

This revision addresses a typographical error and does not alter the findings or analysis of the IS-MND.

### Response 6.26

The commenter notes a typographical error for the spelling of fuchsia-flowered gooseberry.

Page 43, paragraph 1, of the Draft IS-MND has been revised as follows:

This community consists of dense stands of Monterey pine (*Pinus radiata*), with shade tolerant species such as poison oak, coffee berry (*Rhamnus californicus*), ~~fuseia~~ fuchsia-flowered gooseberry (*Ribes speciosum*), and sticky monkeyflower in the understory.

This revision addresses a typographical error and does not alter the findings or analysis of the IS-MND.

### Response 6.27

The commenter notes a typographical error for of the spelling of *Populus trichocarpa* and *Platanus racemosa*.

The text on page 43, paragraph 2, of the Draft EIR is revised as follows:

Dominate species include arroyo willow (*Salix lasiolepis*), big leaf maple (*Acer macrophyllum*), black cottonwood (~~*Populus balsamifera ssp. trichocarpa*~~ *Populus trichocarpa*), California sycamore (~~*Platanus racemose*~~ *Platanus racemosa*), and American dogwood (*Cornus sericea*).

This revision addresses a typographical error and does not alter the findings or analysis of the IS-MND.

### Response 6.28

The commenter asks if wildlife corridor and movement studies have been conducted to document pathways between upland habitats and the Carmel River. The commenter states that impact determinations cannot be made without such studies. The commenter states that wildlife movement across Carmel Valley Road should be analyzed prior to development of the proposed dog park.

No wildlife movement studies have been completed for this analysis. Please refer to Response 2.5 for a discussion of the programmatic nature of the IS-MND. As discussed in the IS-MND, implementation of projects in the GDP, such as trail improvements, may result in minor interference with wildlife movement on a local-scale (local dispersal, foraging) within the approximately 4,585-acre Park. However, is not expected to result in significant changes to the genetic connectivity among populations within the Park or broader region or prevent local wildlife movement. The specific projects that could be developed under the GDP, such as trail improvements, trail connectors, staging areas, and bridge improvements, would not represent development of substantial biogeographic barriers, and as such would not substantially alter the Park's function and value for wildlife movement on a regional scale. Specific impacts related to local wildlife movement corridors would be evaluated during the development of individual projects under the GDP. The recommendation to conduct a study of wildlife movement across Carmel Valley Road is noted and herewith shared with District decision makers for their consideration.



### Response 6.29

The commenter states that the IS-MND does not describe BMPs to protect cultural or archaeological resources. The commenter states that mitigation is not proposed that would justify a less-than-significant impact finding.

The GDP includes BMPS to address potential impacts to biological resources. Because the GDP does not include BMPs for cultural resources the Draft IS-MND requires mitigation measures to address potential cultural resources impacts. Section 5, *Cultural Resources*, of the Draft IS-MND includes mitigation measures to address cultural resources on a project-by-project basis. As projects facilitated by the GDP are designed and implemented, they would be required to adhere to Mitigation Measures CUL-1 through CUL-6, which address known and unknown cultural resources in the Park. Specifically, Mitigation Measure CUL-1 ensures compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* for the known historical resource, the Front Ranch Barn, in the Park that would be directly affected by implementation of the GDP. If unknown/unevaluated resources may be impacted by as-yet designed GDP projects, they would be analyzed on a case by case basis.

Mitigation Measures CUL-2 through CUL-6 address impacts to archaeological resources by first requiring a detailed archaeological assessment for any GDP project prior to implementation and by requiring additional steps to reduce impacts should archaeological resources be present. With regards to the conservation of cultural resources, Mitigation Measure CUL-3 specifically requires that archaeological sites be avoided wherever feasible.

### Response 6.30

The commenter states that the *Utilities and Service Systems* section of the IS-MND does not adequately analyze water use and human waste disposal in the Back Country Unit.

Page 120 of the Draft IS-MND discusses water use and wastewater generation impacts in the Back Country Unit. Restroom facilities in Back Country Unit would be pit toilets or septic systems and would not require utility connections. These systems require minimal water use and would not be heavily used because hikers and campers in the Back Country Unit would be limited per the Park's permit system. Therefore, as discussed in Section 19, *Utilities and Service Systems*, the Back Country Unit would not require new or expanded water or wastewater connections or deterioration of the existing wastewater facilities.

### Response 6.31

The commenter states that the IS-MND does not adequately analyze vehicle use in the Back Country Unit.

There would be no vehicle access to the Back Country Unit beyond ranger and emergency vehicle access. Ranger vehicles already patrol the Back Country Unit. Buildout of the GDP is anticipated to generate up to ten daily ranger patrol trips, which does not constitute a significant increase in vehicular use.

### **Response 6.32**

The commenter asks what provisions are proposed for the long-term maintenance of the CAL FIRE fuel reduction work proposed in the Park, and how the fuel break would be maintained without impacting natural resources.

Please refer to Response 6.22 for a discussion of CAL FIRE’s responsibilities for maintaining the fuel break. The fuel break would focus on removing dead, diseased, and dying trees and pruning trees near structures, not removing healthy vegetation larger than 12 inches in diameter. Pruning and removing dying trees would not adversely impact natural resources.

### **Response 6.33**

The commenter expresses thanks for the opportunity to provide comment on the IS-MND and notes that the Park is an asset to the community.

The comment is noted.



KaKoon Ta Ruk Band of Ohlone-Costanoan  
Indians of the Big Sur Rancheria



May 27, 2019

Letter 7

Rafael Payan, General Manager  
Monterey Peninsula Regional Park District  
4860 Carmel Valley Road  
Carmel, Calif. 93923

Greetings Rafael,

I am writing on behalf of Ka Koon Ta Ruk Band of Ohlone - Costanoan Indians of the Big Sur Rancheria. We have read over the Palo Corona Regional Park General Development Plan and Notice of Intent to adopt a Mitigated Negative Declaration. Our tribe has concerns with this. This will have a Significant effect on the environment and of the surrounding areas, including the Polo field, shell mounds and San Jose Creek to start with. As a Native person yourself I know you understand our concerns in Preservation of our sacred grounds. Native people tended to live close, near and next to water ways because of the natural resources it provided, where they would fish, hunt, gather and process acorns and gather basket materials. The shell mounds are evidence of this. In our opinion the initial study is very vague. We are opposed to any new development.

7.1

Lydia Bojorquez  
*Lydia Bojorquez*  
Tribal Treasure

Ka Koon Ta Ruk Band of Ohlone – Costanoan Indians of the Big Sur Rancheria  
P.O. Box 541  
Esparto, Ca. 95627

## Letter 7

**COMMENTER:** Lydia Bojorquez, Tribal Treasure, Ka Koon Ta Ruk Band of Ohlone – Costanoan Indians of the Big Sur Rancheria

**DATE:** May 27, 2019

### **Response 7.1**

The commenter states that they represent the Ka Koon Ta Ruk Band of Ohlone – Costanoan Indians of the Big Sur Rancheria, and that they are concerned about the proposed project. The commenter states that the project would impact the environment, a Polo field, shell mounds, and San Jose Creek. The commenter states that the Initial Study is vague and that they are opposed to any new development.

The majority of the GDP projects are not yet designed and do not have specific project locations. Therefore, specific impact to tribal cultural resources cannot yet be identified. As projects and improvements facilitated by the GDP are designed and implemented, potential impacts to cultural and tribal cultural resources will be analyzed on a case-by-case basis and would be required to adhere to Mitigation Measures CR-2 through CR-6, TCR-1, and TCR-2 to ensure there would be no significant impacts to resources.

Letter 8

RECEIVED  
JUN - 3 2019

Attorneys at Law A PROFESSIONAL CORPORATION

WWW.NHEH.COM  
E-MAIL CKEMP@NHEH.COM  
831-424-1414 EXT. 271  
OUR FILE NO. 03452.016

May 28, 2019

Stephen W. Pearson

Anne K. Secker

Randy Meyenberg

Michael Masuda

Christine G. Kemp

Terrence R. O'Connor

Timothy J. Baldwin

\* Charles Des Roches

\* Leslie E. Finnegan

Ana C. Toledo

\* Robert D. Simpson

Lindsey Berg-James

Nicholas W. Smith

Danny J. Little

Harry L. Noland  
(1904-1991)

Paul M. Hamerly  
(1920-2000)

Myron E. Etienne, Jr.  
(1924-2016)

Peter T. Hoss  
(1934-2018)

\* CERTIFIED SPECIALIST IN  
PROBATE, ESTATE PLANNING,  
AND TRUST LAW BY  
THE CALIFORNIA BOARD OF  
LEGAL SPECIALIZATION  
STATE BAR OF CALIFORNIA

**E-Mail Delivery – payan@mprpd.org**

Rafael Payan, General Manager  
Monterey Peninsula Regional Park District  
4860 Carmel Valley Road  
Carmel, CA 93923

Re: Comments on Initial Study and Draft Mitigated Negative Declaration  
Palo Corona Regional Park General Development Plan

Dear Mr. Payan:

I am writing on behalf of Diana Fish, owner of the Fish Ranch/Palo Corona Ranch ("Fish Ranch"), a 93-acre in-holding within the Monterey Peninsula Regional Park District's ("District") Palo Corona Regional Park ("Park").

Mrs. Fish appreciates the constructive aspects of the Park District's dream for the Palo Corona Ranch/Rancho Canada units of the Park District's properties. She also recognizes that addition of the Rancho Canada unit, with its direct access to the existing Palo Corona Park, substantially increases use of the Park from its original 13-vehicle permits available for day-use through a reservation system with the Park District office.

MPRPD's General Development Plan proposes an ambitious plan for use of the entire Park, with construction, managerial, and environmental impacts, that need to be addressed. Despite the ambition plan, there remain four significant issues which Mrs. Fish as continually raised, which still have not been adequately addressed in the draft Initial Study/Negative Declaration:

- Wildfire prevention
- Highway One traffic
- Use of the historic Barn
- Ecological conservation

Mrs. Fish appreciates this opportunity to again raise these significant issues which need to be addressed before the final CEQA document and District's General Development Plan ("GDP") for the entire Palo Corona Park is adopted.

8.1

### Wildfire Impacts

It is helpful to be able to have CAL FIRE stationed at Rancho Canada in an emergency, but an even more important plan and mitigation for wildfire protection is to prevent a fire from starting and/or spreading within and outside the Park itself. 8.2

A proper grazing plan, with adequate numbers of cattle at the right time of the year, and a thoughtful rotation program, is needed to graze down the vegetation/grass fuel load on thousands of acres, especially in the Park's Front Ranch acreage, before the fire season starts, as well as, in the Back Country. The current grazing lease which the Park District has, and which is due to expire in October 2019, has been totally ineffective and inadequate for dealing with the wildfire hazard created by vegetation and grasses on site that have been left to mature, have headed off, gone to seed and are often of great height and pose a major fire hazard.

For both the public, and for my client, whose property is surrounded by the Park, the threat of wildfire fire is very real. While this year some cattle may be in the Front Ranch area by June, quite often the grass is highest around the 4<sup>th</sup> of July on the Park's property because the cattle have not been grazing.

It may be that more than one cattle herd is needed for the entire Park property to do an adequate job to eat down annual grasses before they go to seed, encourage native grasses, and reduce the fuel load. The twin goals are fire prevention and conservation.

Additionally, as the Park District contemplates primitive camping at Whisler Wilson and at the Corona Homestead, the importance of reducing the fuel load before summer is significant and is not addressed in the document. There are potential significant impacts associated with wildfires that are not recognized in the Negative Declaration (see pgs. 21 & 75 - the box for "loss, injury or death to people or structures involving wildland fires" is given "less than significant impact.") These potential significant impacts from wildfires need to be addressed with greater efforts made to mitigate this potential impact and prevent fuel load-driven wildfires. 8.3

The Negative Declaration (p. 79) states the GDP is to include "measures to manage fire risks" but until fire prevention is addressed with the grazing lease, a wildfire could be catastrophic and what should have been fixed, in advance, has not been. The solution mentioned (i.e. p. 101) is to construct ranger residences, 3 campground host sites and a strict no-fire policy for campers.

These "solutions" are inadequate, as a fire could be of natural causes, like lightning, and there is always the very real possibility of illegal campers, people smoking, or illegally setting off fireworks, etc. The Negative Declaration (p. 122) notes that fire hazards are highest in the Back Country—but they are also high in the Front

Ranch area where the Park's grass fuel load can be high, and where Mrs. Fish has structures and residences on the Fish Ranch. In an effort to address this serious threat, she has been forced to augment the benefits of cattle grazing on her property, by having areas of her own grassland mowed or weed-eated. It is vital to reduce the fuel load and wildfire hazard with a much more effective cattle (or other animal) fuel management program.

8.4

### **Transportation/Traffic Impacts**

8.5

As a result of increased tourism, as well as, the proposed upcoming modifications to Highway One from the Carmel River Floodplain Restoration and Enhancement Project, the traffic on Highway One in the vicinity of Mrs. Fish's entrance to the Fish Ranch and the Park entrance, which is at a D level currently during peak levels, holidays and vacation times, will worsen as a left turn into the Park entrance on Highway One becomes a reality (see Attachment A - April 22, 2019 comment letter on DEIR/EA for Carmel River Floodplain Restoration and Enhancement Project - County File No. REF14004).

The Park District originally was granted the ability to have 13 visitor vehicles permitted along Highway One. The Initial Study, Figure 5 (p. 11) shows the West Entrance off Highway One, as "Pedestrian Access (Vehicular Access by Special Permit Only)". This practice, and parking vehicles along Highway One, needs to be discontinued with the changes to Highway One as a result of the Carmel River Floodplain Restoration and Enhancement Project. No vehicles should be parked along Highway One at the Park District entrance, permitted or not. As it is, many people use the Park entrance area, as well as Mrs. Fish's driveway entrance, near the Park entrance as a place to make a U-turn and it is not uncommon to see cars parked willy-nilly near the Park entrance, often blocking the fire lane.

8.6

The left-turn lane off Highway One into the Park will add to traffic congestion, and safety issues on Highway One, and events at the Palo Corona Park Barn will exacerbate existing conditions further.

8.7

### **Historic Palo Corona Park /Fish Lower Barn Use Impacts**

Proposed uses of the historic Palo Corona/Lower Fish Barn on the Front Ranch area of the Park have been an issue for Mrs. Fish for years (see Attachment B - August 27, 2014 letter to Monterey County). These issues remain unaddressed. The Negative Declaration includes an Historic Structure Report for the Barn, but no discussion of intended uses. What is the exact use planned for the historic Barn? The Structural Report mentions repairs and upgrading to code and upgrades in the office area, fixing for structural integrity and also notes in different places a maximum capacity of 163 people (Structural Report pgs. 42 & 48) in the central part. Additionally, the Initial

8.8

Study Figures 5 and 6 (pgs. 11 & 12) show “Educational Youth Camping” and “Youth Educational Camping” as uses, in or near, the historic Barn, all vague references, with no details.

There is no discussion of the types, number, hours, of the events planned at the historic Barn. Nor how many people will be camping out. These uses have significant impacts. What is the footprint of the camping area? What is the visual footprint? Will it be sleeping bags/tents? Will there be regular late evening walks with flashlights? What is the use permit for the Barn and immediate vicinity that the Park District foresees? What are the traffic levels from traffic from participants, as well as, caterers or food providers?

Additionally, noise travels up, and any noise on a loud speaker, microphone, radio, etc. at the Barn, or in the vicinity of the Barn, is easily heard in Mrs. Fish’s home and Fish Ranch compound. How will noise be monitored and stopped if too loud? The Negative Declaration (p. 95) notes the “development facilitated by the GDP has the potential to create excessive noise levels above ambient noise conditions and Monterey County standards on a temporary basis.” Yet, the potential for noise at the historic Barn is not inventoried or addressed. The Negative Declaration says any noise impacts are less than significant with mitigation incorporated (p. 126), but this opinion is based on Noise analysis from increased traffic on area roadways, not uses at the Barn.

What will be the water source for the Barn? The water flow from the hydrant near the Barn is insufficient. Where is the Park District getting water for the septic tank restrooms in the historic Barn? Where is the potable water source for a water fountain at the Barn (Structural Report pgs. 50 & 52)? Regarding utilities and service systems (Neg. Dec. p. 117), do any of the water supplies available (deemed no impact) include the Riverfield Well along the Carmel River which Mrs. Fish shares with the Park District?

Will any lighting impact nighttime views when the Barn is used for camping or other events? Will there be restrictions after 9 or 10pm? Will any lighting on the Front Ranch area be, as represented for the Back Country proposal, low intensity, low glare, hooded with fixture to direct light downward (Neg. Dec. p. 27)?

When trails are utilized for “running events” (Neg. Dec. p. 13), including cross-country, mountain trail runs and other such events”, will this involve use of the Barn? The noise from speakers for Big Sur Marathon from the Crossroads/Rio Road area carries all the way up to Fish Ranch.

These are all serious issues and significant impacts associated with the District’s use of the historic Barn that need to be addressed, upfront, as part of the Park District’s General Development Plan and environmental review.



**Biology/Ecology Resources**

There are a number of references to rangers in the Negative Declaration, but the major element missing is a full-time person in charge of Conservation—a Conservation biologist or ecologist. A part-time person or someone “on call” is inadequate, given the scale of the Park’s acreage and the projected changes envisioned in the General Plan.

8.14

The “Development and Implementation of a Natural Resources and Conservation Plan for the Park” (Neg. Dec. p. 17) is not yet finalized. This should have been the first order of business—not something left for after-the-fact and should be a long-term plan, reviewed and adjusted as necessary. Nothing should be done until this Plan is completed and finalized. Mrs. Fish appreciates that the Park District wishes to maintain and enhance prevention and management of invasives, avoidance of sensitive natural communities, and restoration of impact to sensitive natural communities, but this can only be done with the proper planning, review and monitoring of a Conservation biologist/ecologist who should be on staff. Invasive weeds, too, are out of control at the Palo Corona and Rancho Canada, and aggressive plans to deal with the exotic weeds should have been done much earlier, rather than now or later.

8.15

The Negative Declaration (pgs. 45 & 49) talks about federally threatened red-legged frogs. The pond in the Front Ranch area of the Park is monitored by outside specialists for red-legged frogs, yet people in off-road vehicles or trucks zoom up and down nearby, with total lack of concern. Those persons riding on off-road cattle vehicles should be apprised of threats to frogs. This is another reason for a full-time Conservation biologist/ecologist to monitor and evaluate conservation goals and apprise the MPRPD of needed changes to plans and activities.

8.16

**Loss of Agricultural Land**

The Palo Corona Ranch does not have prime farmland for crops, but the Plan area does contain historic and ongoing ranchland, which is a significant and historic use of the land, and especially important considering how many ranches no longer exist or have been developed for other uses. Care should be taken to make sure this historic ranchland remains viable for ranching and that ranching is environmentally sustainable. (Neg Dec. p. 29)

8.17

**Historic Resources**

There are numerous historic resources on the Park site, including the Palo Corona Barn, the Corona Homestead. The historic cattle scale at the corral near the Front Ranch area parking lot should also be included as an historic resource.

8.18

The cabin at the Corona Homestead (Neg. Dec. p. 7 & 14) was originally a hay barn (and later a place to visit and picnic near), designed by M. J. Murphy. Modifications to existing historic structures at the "Corona Homestead" are mentioned, but not described --what will this entail (Neg. Dec. p.17)? 8.19

**Other Significant Issues and Missing Information**

Without increasing erosion, where will a second trail (Neg. Dec. p. 9) be added parallel to the Palo Corona Trail up the steep slope to Animas pond? 8.20

The Neg. Dec. (p. 64), says to minimize impacts of erosion, "include re-routing trail as to avoid steep terrain." What is entailed with this grading? 8.21

Who will be monitoring effects of usage in the Back Country by bicycles (Neg. Dec. pgs. 109-110) or 50 trail-riders with horses? 8.22

**Conclusion**

There remain four areas of significant impact and concern that have not been adequately addressed or mitigated. 8.23

- Wildfire prevention
- Highway One traffic
- Use of the historic Barn
- Ecological conservation

On behalf of Mrs. Fish, thank you, in advance, for your efforts to address these remaining areas of significant concern, which need to be addressed before the General Development Plan is adopted and the uses proposed thereunder begin.

Sincerely,

NOLAND, HAMERLY, ETIENNE & HOSS  
A Professional Corporation

  
Christine G. Kemp

CGK:acc

Attachments:

Attachment A - April 22, 2019 letter

Attachment B - August 27, 2014 letter

cc: Client

# **ATTACHMENT A**

NOLAND  
HAMERLY  
ETIENNE  
HOSS

Attorneys at Law | A PROFESSIONAL CORPORATION

WWW.NHEH.COM  
E-MAIL CKEMP@NHEH.COM  
831-424-1414 EXT. 271  
OUR FILE NO. 03452.100

April 22, 2019

*Stephen W. Pearson*

*Anne K. Secker*

*Randy Meyenberg*

*Michael Masuda*

*Christine G. Kemp*

*Terrence R. O'Connor*

*Timothy J. Baldwin*

\* *Charles Des Roches*

\* *Leslie E. Finnegan*

*Ana C. Toledo*

\* *Robert D. Simpson*

*Lindsey Berg-James*

*Nicholas W. Smith*

*Danny J. Little*

*Harry L. Noland*  
(1904-1991)

*Paul M. Hamerly*  
(1920-2000)

*Myron E. Etienne, Jr.*  
(1924-2016)

*Peter T. Hoss*  
(1934-2018)

\* CERTIFIED SPECIALIST IN  
PROBATE, ESTATE PLANNING,  
AND TRUST LAW BY  
THE CALIFORNIA BOARD OF  
LEGAL SPECIALIZATION  
STATE BAR OF CALIFORNIA

**E-Mail and Regular Delivery**

**CEQAcomments@co.monterey.ca.us**

**berettim@co.monterey.ca.us**

**Justin\_cutler@fws.gov**

**Melanie Beretti**

**Special Programs Manager**

**Monterey County Resource Management Agency**

**1441 Schilling Place, 2<sup>nd</sup> Floor, South**

**Salinas, CA 93901**

**Justin Cutler**

**Grants Management Specialist Wildlife & Sport Fish Restoration U.S. Fish &**

**Wildlife Service**

**2800 Cottage Way, W-1729**

**Sacramento, CA 95825**

**Re: Comments on DEIR/EA for Carmel River Floodplain Restoration and Enhancement Project - County File No. REF140048**

Dear Ms. Beretti and Mr. Cutler:

I am writing on behalf of Diana Fish, owner of the Palo Corona Ranch ("Fish Ranch"), located on the east side of Highway One, at 27319 Highway One, immediately south of the area in which the Carmel River Floodplain Restoration and Enhancement Project ("Project") is proposed.

Access to Fish Ranch is off Highway One just south of the new southbound left turn lane proposed on Highway One at the main entrance to the Monterey Peninsula Regional Park District's ("Park District") Palo Corona Regional Park ("Park"). Access to the Fish Ranch will be impacted by this Project.

PHONE 831-424-1414

FROM MONTEREY 831-372-7525

FAX 831-424-1975

333 SALINAS STREET POST OFFICE BOX 2510 SALINAS, CA 93902-2510

03452\100\954261.2:42219

Melanie Beretti  
Justin Cutler  
April 22, 2019  
Page 2

Additionally, water for the Fish Ranch is from the Riverfield Well along the Carmel River, which well will also be impacted by the proposed Project.

The DEIR/EA does not adequately address the impacts to Highway One in the vicinity of the Project, the impacts to the Fish Ranch access, or the impacts to the existing Fish Ranch Riverfield Well.

### **Inadequate Traffic and Transportation Analysis of Potential Significant Traffic Impacts**

*The project description states: "SR 1 is currently a two-lane conventional highway that has 12-foot travel lanes with four-foot to eight-foot shoulders. Once construction of the Causeway is complete, SR 1 would remain a two-lane conventional highway with 12-foot travel lanes; however, the Causeway incorporates eight-foot wide shoulders, transitioning to match existing four-foot wide shoulders at the southern project limits. The Causeway would also include a southbound left turn lane at the Palo Corona Regional Park entrance." (DEIR/EA page 9)*

There is inadequate analysis of traffic impacts related to the improvement work proposed on Highway One. No current comprehensive traffic/transportation analysis or report has been prepared for this Project. The information in the DEIR/EA relies on old 2014 traffic counts; does not address traffic flow issues associated with a new southbound left turn lane off Highway One into the Park, or the impact these road changes to Highway One will have on access to the Fish Ranch, or on traffic at peak or vacation periods.

*"There are four driveways within the Project vicinity that would be potentially affected as a result of the Project. The first driveway serves the CAWD Treatment Plant and is located approximately 70 feet south of the existing SR 1 Carmel River Bridge; this driveway is located along the northern boundary of the site. Three other driveways are located along the southern end of the Project. These driveways provide access to Palo Corona Regional Park and the Odello East Property located on the east of SR 1, and residences and a cluster of buildings on State Parks land west of SR 1. Major traffic generators in the Project vicinity include Garrapata State Park, Point Lobos State Reserve, Carmel River State Beach, and various tourist destinations on the Monterey Peninsula". (DEIR/EA page 86).*

The DEIR/EA provides no analysis of the Project impacts to the Fish Ranch entrance just south of the Park District entrance on east side of the highway. Park personnel also ingress and egress through the Fish Ranch entrance, but it is not a public entrance.

Melanie Beretti  
Justin Cutler  
April 22, 2019  
Page 3

Traffic along this stretch of Highway One is already heavily impacted causing traffic to back up for long stretches heading both north and south, particularly during weekend, holiday and vacation periods, when tourists flock to Big Sur.

In addition to obvious congestion on an already heavily congested 2-lane road that has never had a proper traffic study (certainly not at peak times or holidays), the new southbound left turn lane will exacerbate the flow.

Currently, between the Park entrance on Highway One and the Fish Ranch gate, the southbound lane, at one point, allows cars to pass over the broken line. This is a recipe for disaster and accidents, and needs to be changed to prevent passing and prevent accidents. Also, traffic barreling down Highway One from near Ribera Rd. headed north, travels at breakneck speeds. There is a sign near the Fish Ranch front gate that cautions motorists about Stopped Traffic ahead, but that passes unnoticed by vehicles going well over 75mph. Even now, without any impacts resulting from the left turn, traffic signs need to be posted for 25mph along Highway One from the vicinity of Ribera Rd. to the Fish Ranch entrance.

Additionally, to help relieve traffic problems and prevent more U-turns on Highway One, there should be no parking allowed on Highway One from the Carmel River bridge to the Park District and Fish Ranch entrances. At the present time, visitors to the Park (possibly 13 or so vehicles) are able to park on the northbound side of Highway One near the Park District entrance. This practice should not be allowed with the highway changes proposed.

The existing Fish Ranch driveway, shared with the Park District, needs to be protected from new, expanded usage, people already stop in the Fish Ranch driveway entrance for emailing, sleeping, resting, parking for photographing, U-turns, etc.

For anyone who lives, works, or has business at the Fish Ranch or Palo Corona Park, it is regularly a problem trying to exit via the Fish Ranch driveway, or, trying to make a left turn (going southbound on Highway One) into the driveway: it can take a long time for traffic to open up enough to make it safe. Any additional blockage or slowdown would further impact ingress and egress.

*"There are no bicycle facility signs or pavement markings within the Project site; however, SR 1 is a designated (Class III) bike route, as identified in the Transportation Agency for Monterey County's (TAMC's) 2011 General Bikeways Plan. Additionally, TAMC's 2014 Regional Transportation Plan identifies SR 1 south of Carmel as the "Pacific Coast Route." (DEIR page 86)*

Melanie Beretti  
Justin Cutler  
April 22, 2019  
Page 4

The Fish Ranch driveway and Highway One traffic in this area is already impacted by bicycles on both the north and southbound lanes; as well as, trucks and horse trailers going into the Park; cattle trucks hauling cattle in and out of the Park. There is no discussion how the new left turn lane will impact these existing uses.

A dedicated left turn lane will increase the many U-turns, which already occur in this area.

**Again, should these improvements occur on Highway One, at a minimum, CalTrans needs to post signage reducing the speed limit from Ribera Rd. to the Fish Ranch front gate to 25 mph, with warnings of hidden driveway and Park District entrance traffic congestion.**

Current accurate traffic counts and analysis of the above foreseeable impacts need to be obtained, these impacts addressed, and proper mitigations put in place to address these potential significant traffic impacts.

**Foreseeable Impacts from the Monterey Peninsula Regional Park District (Park District) Expanded Use of the Park Are Not Addressed**

Traffic impacts along Highway One in this area are already congested to unacceptable levels now, at peak periods.

In February 2015 the County approved a new 57 space public parking lot on the Front Area of the Palo Corona Park (County Planning No. PLN130417), the access to which is off Highway One, and the use of which, is tied to the improved left turn lane and entrance off Highway One. The Park District's plan for expanded use of the Park with 57 on-site public parking spaces was estimated to add 266 new trips a day to Highway One.

There has been no analysis of the traffic impacts related to this expanded use of the Park. Expanded use of the Park will create more traffic on Highway One, as well as create additional difficulty regarding ingress and egress to the Fish Ranch entrance.

Approval of the Carmel Floodplain Project, with the improved entrance off Highway One to Palo Corona Park, will also have a direct impact on the Park District's expanded use and operation of the Palo Corona Park, which direct and foreseeable impacts have not been addressed.

There is no discussion regarding increased use of the Palo Corona Park, from improved access, with a left turn lane, and how that increased use will be managed. As of now, the Park District has only a limited number of rangers on site, as the Park District covers many other parks and preserves in Monterey County. The Park District

has indicated parking for their Palo Corona Park should be concentrated at Rancho Canada, except for Special Events. The Park District was to prepare a plan regarding use of the Palo Corona Barn if the Highway One entrance was improved. There is no discussion of the impacts associated with increased use of the Park or the Barn from the improved access, and no plan has been circulated for comment/approval.

Where is the Park District with their plan for the use of the Barn, limits or controls on use of the Barn for Special Events? Will the improved entrance to the Park off Highway One be for all park users, or only restricted to Special Events, with regular Park users required to park at the District's Rancho Canada lot?

Overall Park management resulting from the improved access off Highway One, including adequate daily on-site staffing, security, safety issues, fire hazards, logistics of gate and public admittance, are foreseeable impacts that have not been addressed.

#### **Inadequate Analysis of Project on Fish Ranch Riverfield Well**

*"The Floodplain Restoration Component consists of (1) removing a portion of the non-structural earthen levees on the south side of the Carmel River channel; (2) grading to restore the site's ecological function as a floodplain by creating the hydrogeomorphic characteristics necessary to support floodplain restoration activities; (3) grading to elevate approximately 23 acres of the existing farmland above the 100-year floodplain elevation to create an agricultural preserve; and (4) implementation of the Restoration Management Plan (RMP). The RMP includes restoration of a mosaic of native habitats across the site in two phases, and maintenance, monitoring, and reporting protocols to ensure the success of the revegetation specific to compensatory mitigation requirements." (DEIR/EA page 9)*

The Fish Ranch Riverfield Well is located on the eastern end of the habitat restoration area along the Carmel River. (DEIR/EA Figure S-4; Page 21).

The Floodplain project will impact the Fish Ranch Riverfield Well, which Mrs. Fish owns and shares with the Monterey Peninsula Regional Park District. Mrs. Fish has been working with Dan Bertoldi of the Monterey County Resources Management Agency and Jeannette Tuitele-Lewis of the Big Sur Land Trust (BSLT) regarding impacts to this well. Ms. Tuitele-Lewis has promised that the BSLT will take care of any issues related to impacts to the well. Required mitigations should be part of this DEIR/EA analysis.

Attached is a copy of Mrs. Fish's correspondence with Ms. Tuitele-Lewis and Dan Bertoldi regarding the Riverfield Well. The well protection measures proposed by the BSLT in Ms. Tuitele-Lewis's June 22-July 20, 2018 email memo to Mrs. Fish, and the questions and issues raised by Mrs. Fish's in her June 25, 2018 reply memo to Ms. Tuitele-Lewis, and Dan Bertoldi's email of November 27, 2018 need to be analyzed and addressed as part of this environmental review.

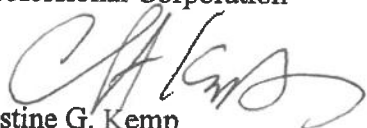


Melanie Beretti  
Justin Cutler  
April 22, 2019  
Page 6

If the well is rendered unusable due this project, a replacement well should be provided by the Carmel River Floodplain Restoration and Enhancement Project.

Sincerely,

NOLAND, HAMERLY, ETIENNE & HOSS  
A Professional Corporation

  
Christine G. Kemp

CGK:mcr

Enclosures  
cc: Client

From: jtuitele@bigsurlandtrust.org  
To: dfpescado@aol.com  
Sent: 7/20/2018 5:10:42 PM Pacific Standard Time  
Subject: Well

Dear Diana,

Thank you for your message. I wanted to follow-up and let you know that my staff met with Melanie Beretti at the County and Rafael at MPRPD today to discuss how to further address your concerns. The County will be reaching out to follow up on the measures needed to protect your well.

Please let me know if you have any additional questions for Big Sur Land Trust on the Carmel River FREE Project.

Warm Regards,

Jeannette

**Jeannette Tuitele-Lewis**

President/CEO



831.625.5523 x101

*We're celebrating our 40s! Conserving over 40,000 acres in 40 years.*

509 Hartnell Street

*The mission of Big Sur Land Trust is to inspire love of land across generations, conservation of our unique Monterey County landscapes, and access to outdoor experiences for all.*

Monterey, CA 93940

---

**From:** [dfpescado@aol.com](mailto:dfpescado@aol.com) <[dfpescado@aol.com](mailto:dfpescado@aol.com)>  
**Sent:** Monday, June 25, 2018 3:50 PM  
**To:** Jeannette Tuitele-Lewis  
**Cc:** [dfpescado@aol.com](mailto:dfpescado@aol.com); Sarah Hardgrave; [BerettiM@co.monterey.ca.us](mailto:BerettiM@co.monterey.ca.us)  
**Subject:** Re: Well

Dear Jeannette,

Thank you for your email and research about the well. I appreciate your further investigation in having your engineering team develop ideas for two improvements: raising the electrical boxes to above the 100-year flood elevation and waterproofing everything below flood elevation and (2) installation of a wood fence or bollards to protect the well from impacts of floating wood from the creek. It is, of course, hard to say with climate change what flood levels could be, as I was inundated on the last flooding. Even if you effectively lower the 100-year flood elevation by 1.5 ft. after the project, I still could be inundated.

It is not clear to me if the proposed water-proofing would be to the electrical connections only or if the well casing would be extended above the 100-year flood elevation to prevent contamination of the well. That is a real concern, as is whether the well head would be sufficiently sealed. I spoke quickly to a well specialist familiar with my well who stated that everything needed to be above ground, above the flood elevation, and accessible, and that the well casing could be damaged if water entered.

He voiced his concern about potential water contamination.

It seems as though the well and electrical connections would be on an "island" and I could not get to them if well crews and I needed to access those areas during a flood situation. How would we get there on the current road to the well site and inspect, effect repairs or change the meter that controls water to my house compound and the ranch? With your river floodplain restoration and environmental enhancement, would I be prohibited from removing vegetation as necessary for access and maintenance as I assume the project will enhance the growth of vegetation?

Again, I thank you for your efforts to make improvements to your project that will ameliorate some of my concerns. I am not an engineer, but obviously as a homeowner requiring safe and secure water, you will understand the issues I have raised.

I hope you also have a wonderful summer.

With best wishes,

Diana

In a message dated 6/22/2018 3:34:39 PM Pacific Standard Time, [jtuitele@bigsurlandtrust.org](mailto:jtuitele@bigsurlandtrust.org) writes:

Dear Diana,

I hope this email finds you well. In follow up to your concerns about your well on MPRPD's property down by the river, my staff and our consultant team have done some additional investigation and analysis. Your well with MPRPD sits outside of the CRFREE Project's grading limits, although it is nearby. The project modeling shows that there will be a reduction in the 100-year flood elevation at the well of approximately 1.5 feet. Based on these factors, we do not believe the project has an impact on the well. Please see the attached graphics.

However, out of an abundance of caution, our engineering team has proposed two improvements to the well that we can include in our project: 1) Raising the electrical boxes which are mounted low on the service pole (see photo 1513) to above the 100-year flood elevation (about 4' above grade), and waterproofing everything below flood elevation (e.g., connections in the pull box at the top of the well head); and 2) Installing a stout wood fence or bollards just upstream of the well to protect it from stream wood impacts, which pose an existing risk in a major flood event.

Combined, these two improvements would total \$5,000 to \$10,000. We intend to cover these costs as part of the overall CRFREE Project and will include them as bid items

in the project construction contract. The Project construction will be managed by Monterey County and will be entirely grant funded. Therefore, installing these improvements is contingent on our ability to obtain additional grant funding to do the CRFREE Project.

Please let us know if you have any questions, comments or concerns. We want to be responsive to your concerns and would be happy to meet with you to discuss this proposal. I am leaving for Montana on Sunday and will be out of State through July 8<sup>th</sup>. If you have any questions/concerns you would like to raise before my return, please contact Sarah Hardgrave, who is Cc'd on this email.

Wishing you a wonderful start to summer.

Thank you,

Jeannette

**Jeannette Tuitele-Lewis**

*President/CEO*



831.625.5523 x101

*We're celebrating our 40s! Conserving over 40,000 acres in 40 years.*

509 Hartnell Street

Monterey, CA 93940

*Mail:* P.O. Box 4071, 93942

*The mission of Big Sur Land Trust is to inspire love of land across generations, conservation of our unique Monterey County landscapes, and access to outdoor experiences for all.*

**From:** Bertoldi, Daniel S. 784-5643 [<mailto:BertoldiDS@co.monterey.ca.us>]  
**Sent:** Tuesday, November 27, 2018 5:44 PM  
**To:** [dfpescado@aol.com](mailto:dfpescado@aol.com)  
**Cc:** Beretti, Melanie x5285; [shardgrave@bigsurlandtrust.org](mailto:shardgrave@bigsurlandtrust.org); [jtuitele@bigsurlandtrust.org](mailto:jtuitele@bigsurlandtrust.org)  
**Subject:** RE: Riverfield Well-Diana Fish

Hi Diana,

I hope you had a great Thanksgiving holiday.

After talking with our consultants, we could expect the well design plans to be completed sometime in the spring of 2019. This effort will be done in coordination with the final design plans for the greater CRFREE Project.

When we held the meeting with Mr. Fowler, there was concurrence between all parties on the appropriate measures to raise the well and protect the in place. These measures should be reflected in the proposal.

We will notify you once the design plans have been prepared to discuss. In the meantime, please let me know if you have any further questions.

Thank you,

Dan Bertoldi | Management Analyst III  
Resource Management Agency of Monterey County  
1441 Schilling Place, 2nd Floor South | Salinas, CA 93901  
831-784-5643 | [www.co.monterey.ca.us/rma/](http://www.co.monterey.ca.us/rma/)

**From:** [dfpescado@aol.com](mailto:dfpescado@aol.com) [<mailto:dfpescado@aol.com>]  
**Sent:** Monday, November 19, 2018 8:17 AM  
**To:** Bertoldi, Daniel S. 784-5643 <[BertoldiDS@co.monterey.ca.us](mailto:BertoldiDS@co.monterey.ca.us)>  
**Cc:** Beretti, Melanie x5285 <[BerettiM@co.monterey.ca.us](mailto:BerettiM@co.monterey.ca.us)>; [shardgrave@bigsurlandtrust.org](mailto:shardgrave@bigsurlandtrust.org);  
[jtuitele@bigsurlandtrust.org](mailto:jtuitele@bigsurlandtrust.org); [dfpescado@aol.com](mailto:dfpescado@aol.com)  
**Subject:** Re: Riverfield Well-Diana Fish

Dear Dan,

Thank you for your October 18 email and for staying in touch about the Riverfield Well. Is there any news from your consultants on a proposal for the Well?

Thank you again, Best wishes, Diana

In a message dated 10/18/2018 9:20:47 AM Pacific Standard Time, [BertoldiDS@co.monterey.ca.us](mailto:BertoldiDS@co.monterey.ca.us) writes:

Hi Diana,

After speaking with Mr. Fowler and learning about what was needed, our consultants team is working on drafting a proposal regarding the Riverfield Well.

We will be in touch shortly regarding the outcome of the proposal. Let me know if you have any further questions in the meantime.

Thanks,

Dan Bertoldi | Management Analyst III

Resource Management Agency of Monterey County

1441 Schilling Place, 2nd Floor South | Salinas, CA 93901

831-784-5643 | [www.co.monterey.ca.us/rma/](http://www.co.monterey.ca.us/rma/)

**From:** [dfpescado@aol.com](mailto:dfpescado@aol.com) [<mailto:dfpescado@aol.com>]

**Sent:** Thursday, September 27, 2018 4:25 PM

**To:** Bertoldi, Daniel S. 784-5643 <[BertoldiDS@co.monterey.ca.us](mailto:BertoldiDS@co.monterey.ca.us)>

**Cc:** Beretti, Melanie x5285 <[BerettiM@co.monterey.ca.us](mailto:BerettiM@co.monterey.ca.us)>; [shardgrave@bigsurlandtrust.org](mailto:shardgrave@bigsurlandtrust.org); [ituitele@bigsurlandtrust.org](mailto:ituitele@bigsurlandtrust.org); [dfpescado@aol.com](mailto:dfpescado@aol.com)

**Subject:** Riverfield Well-Diana Fish

September 27, 2018

Dear Dan,

I wanted to follow up with the recent September conference call about the Riverfield well between Mike Fowler and the County technical team. For my records, could you

possibly let me know what the County has concluded it will do to protect the well to prevent problems of flooding and contamination due to the Carmel River Free project.

Thank you so much.

With best wishes, Diana



# **ATTACHMENT B**

NOLAND  
HAMERLY  
ETIENNE  
HOSS

Attorneys at Law A PROFESSIONAL CORPORATION

WWW.NHEH.COM  
E-MAIL CKEMP@NHEH.COM  
831-424-1414 EXT. 271  
CLIENT No. 03452.014

August 27, 2014

James D. Schweffel, Jr.

Stephen W. Pearson

Lloyd W. Lowrey, Jr.

Anne K. Secker

Randy Meyenberg

Michael Masuda

Christine G. Kemp

\* Jo Marie Ometer

Terrence R. O'Connor

Timothy J. Baldwin

\* Leslie E. Finnegan

\* Charles Des Roches

Stephen F. Wagner

Ana C. Toledo

Retired

Myron E. Etienne, Jr.

Peter T. Hoss

Martin J. May

Harry L. Noland  
(1904-1991)

Paul M. Hamerly  
(1920-2000)

\* CERTIFIED SPECIALIST IN  
PROBATE, ESTATE PLANNING,  
AND TRUST LAW BY  
THE CALIFORNIA BOARD OF  
LEGAL SPECIALIZATION  
STATE BAR OF CALIFORNIA

VIA E-MAIL DELIVERY  
sidorj@co.monterey.ca.us

Mr. Joseph Sidor  
Monterey County Planning Department  
168 W. Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: PLN130417 – Monterey Peninsula Regional Park District  
Palo Corona Regional Park Parking Project

Dear Mr. Sidor:

I am writing on behalf of Diana Fish, owner of the 93-acre in-holding within the Monterey Peninsula Regional Park District's ("District") Palo Corona Regional Park ("Park").

Mrs. Fish is not opposed to expanded public use of the Park, as she recognizes what a unique and wonderful asset it is, but in doing so, the parking lot must be the right location and proper Park management must be put in place to address the expanded use.

Unfortunately, there are serious and significant problems with the District's proposed 55-space (57 or 58 space<sup>1</sup>) parking project ("Project") at the Palo Corona Regional Park which have not been addressed<sup>2</sup>. The proposed Project will impact the public viewshed, will impact traffic along Highway 1, and will result in a substantial increase in Park usage with no management plan in place.

<sup>1</sup> The Park District's CEQA Project Description states the "Project includes a new 57 parking space area on approximately 2.25 acre area and four pull-outs along existing driveway" and the traffic study describes the Project as 58 spaces (56 general and 2 accessible).

<sup>2</sup> It is our position that the District's adoption of the Mitigated Negative Declaration and proposed findings for approval of the Project are legally inadequate. Rather than file her lawsuit against the District following their adoption of the Negative Declaration and Project approval, Mrs. Fish and the District entered into a Tolling Agreement to extend the time in which she has to file her CEQA lawsuit, to be deferred while the District attempts to address these issues.

PHONE 831-424-1414

FROM MONTEREY 831-372-7525

FAX 831-424-1975

333 SALINAS STREET POST OFFICE BOX 2510 SALINAS, CA 93902-2510

03452\016\566341.1:82714

While we understand the District is motivated by grant funding and increasing public access to the Park, these desires cannot override the need to adequately address the impacts and issues associated with this Project.

**The Application will Result in a Substantial Increase in Visitors and Traffic, with No Management Plan in Place to Address the Increased Usage**

The current Interim Public Access Plan ("Interim Plan"), approved by the County, for use through April 26, 2016, was to remain in place until the District completed its required long term Management Plan for the entire 4300-acre regional Park. This Application revokes the Interim Plan and increases Park usage 10 fold, with no long-term Management Plan in place. In doing this, the District has avoided the detailed work and specific information that is needed in the long-term Management Plan and, instead, is piecemealing the Project.

The purpose of the Interim Plan for the 680-acre Palo Corona Regional Park was to enable public access and use of the property as soon as possible. The Interim Plan was to govern public use of the Park for up to a five-year interim period **until the Monterey Peninsula Regional Park District (the Park District) has completed a long-term management plan for the entire 4300-acre regional park.** The long-term Management Plan was to be consistent with the County's General Plan, Local Coastal Plan (LCP), Big Sur Land Use Advisory Committee Plan, zoning, State Coastal Conservancy access guidelines and American Disabilities Act Standards to the extent feasible.

Under the Interim Plan, access Permits are limited to 13 per day with each permit accommodating up to 5 persons for a total number of up to 65 persons per day. A dashboard placard is included with the Permit and assigned a daily code to assist Ranger patrol in identifying legitimate park users' cars along Highway 1. The Park entrance is controlled with a locked gate. This gate and the Park identification sign clearly state that access is by Permit only. The combination for the pedestrian access is provided on the Permit, but changed regularly to prevent unpermitted access.

Accordingly, under the current Interim Plan a maximum of 73 persons per day (13 permits/5 people per vehicle permit and 8 pedestrians from the south Bank Trail) use the Park. This low volume of usage is manageable, as those obtaining Permits plan head, and are self-policing. This will change dramatically with an open entrance gate, unlimited and unrestricted access to the Park, and inadequate ranger staffing.

Based on five (5) persons per vehicle, for 55 parking spaces, entering the Park two times a day, daily usage could swell from the current 73 persons/day to potentially 550 persons/day and this does not address people still parking along the Highway 1.

**This represents a substantial and significant increase in the level of usage as approved by the County under the currently Interim Plan, yet there is no Management Plan in place to address this increased usage.**

- There is no ranger staffing information provided – no information on number/days/hours/duties;
- There is no plan for security - who controls persons in/out of Park, who operates entrance gates and how entrance gates are opened and closed, how trespassers and unpermitted people will be controlled, and natural resources protected on the large Palo Corona acreage owned by the Park District – acreage not presently open to the public, how homeless, fencing, emergencies, etc. are handled without adequate ranger staffing;
- There is no plan for fire protection – what is plan for water supply; brush clearing; more adaptive cattle management rotations; mowing fuel load/fire breaks;
- There is no plan for monitoring the entrance gate – what if there are electronic gate problems;
- There is no ranger at an entrance kiosk to check in cars, control dogs, tell people the lot is full, or control unauthorized parking;
- There is no plan for bathroom facilities/trash facilities;
- There is no plan regarding continued parking on Highway 1.

How can this Project be approved without these issues being addressed up front?  
This is a fundamental flaw of this Project.

**Docents and the cattle lessee cannot manage the Park.** The safety and security of the Park and the Fish Ranch are major concerns. Volunteer docents may help, but they are not Park employees. The cattle lessee who runs cattle on the ranch has other day-time jobs and cannot be counted as a Park employee or ranger--which he is not.

**Garland Park is not an equivalent model.** With the recent BSLT/District/State Park/Pt. Lobos Foundation MOU, and the far-flung connections between the areas it envisions, there will be even further increased visitor use, as the Park becomes a major tourist destination for both locals and out-of-towners, with easy access from different points, including Highway 1.

Without permits, anyone can drive in to Palo Corona Park. Visitor makeup will be different from Garland Park, nestled miles away from Highway 1 in Carmel Valley, attracting locals and their dogs. Located along Highway 1, a major tourist route, many more out-of-towners than locals, would be expected at the Palo Corona than at Garland.

Additionally, it is not surprising that there have been few problems at Garland as that is where that is where the Rangers are stationed. There have been few citations on the Palo Corona Ranch up to now because most people have had to sign in for permits and furnish identification (and so are self-regulating), and also there have been few rangers around daily to give citations, if they had been needed.

**Dogs** - The District can post "no dogs" as much as it wants, but unless there are rangers to enforce this, you will have dogs--and off-leash dogs. Loose dogs harm ground-nesting birds and can worry cattle.

**Parking Management** - There is no discuss about whether parking be still allowed along Highway 1 for overflow parking? Pt. Lobos has a gate ranger that posts one car in-one car out when the parking lots are full. They do not rely on letting people wander in to see if a space is available or not.

Moreover, when Pt. Lobos is full, patrons park outside the park, along both sides of Highway 1. What is to prevent that from happening at Palo Corona, where the parking along Highway 1 is even more constrained? CalTrans indicates there is space for only 13 cars along the Highway. This was regulated by the issuance of 13 permits. Without the issuance of limited permits, the parking along Highway 1 will be uncontrolled.

**Fire Danger** - The District can post for no campfires and no smoking, but it needs Rangers to supervise the Park to assure that this does not occur. While the Park District says it does adaptive management, up to now there has been only minor alteration to the grazing rotation. This means that at the height of the fire season, the grass in the front has not been grazed (and last year was over shoulder height in the middle field). The grazing rotation needs to be fixed so that the front areas of the Palo Corona Ranch are grazed before the fire season.

**People Management** - There is a homeless problem in the area. Obviously no homeless person is going to gather near a ranger or choose to sleep in an open area, but the trees and dense shrub offer attractive places to find shelter. One of the concerns mentioned to Mrs. Fish by Fire Department officials was fire danger causes by campfires/stoves of homeless people living in natural areas. With automatic electric gates, the will be no one on site to assure people have left the Park before the gates close.

The overall impact of this substantial increase in Park attendance has not been addressed in a comprehensive management plan for the Park's operation. Without this overall Management Plan, significant issues are being created without proper oversight or management.

### **The Project Creates Significant Traffic Impacts Along Highway 1**

The addition of 266 more daily trips on Highway 1 in an area that is already designated as having an unacceptable level of service during PM peak times is a significant impact.

The Project traffic analysis underestimates the traffic impact by failing to calculate vehicle trips on Saturdays, Sundays and holidays, which are peak periods for locals and tourists. The traffic study only looked at weekday peak hour trips Monday-Friday.

A CalTrans sign near the entrance gate that Mrs. Fish shares with the Park District acknowledges the problem: "Watch for Stopped Traffic" (See attached photo) -- and this is now, not after more trips are added, going from 13 permitted vehicles to an estimated 266 daily vehicular trips.

A new southbound left turn lane is envisioned to queue 6 vehicles. On peak hours of traffic, or with more than 6 vehicles waiting to turn left into the Park, there will be major traffic issues, difficulties for emergency vehicles, and problems for joggers and bicyclists.

### **The Project Impacts the Public Viewshed**

The view from Inspiration Point inside the Park is a public viewshed. The proposed parking lot is in the direct view from Inspiration Point (See attached photos).

Placing the parking lot in the middle of the view from Inspiration Point reflects the tragedy of a public entity-- the Park District-- knowingly destroying the viewshed and scenic values for which it stands (See District's website photos and attached photo of Bill Leahy, former Executive Director of the Big Sur Land Trust, standing at Inspiration Point for the press release of the BSLT/District/State Parks/Pt. Lobos Foundation MOU).

Once the parking lot is constructed, the public view that has been touted and repeatedly publicized by the District as encapsulating the breath-taking beauty of the Palo Corona Ranch, will be forever marred.

While there are other parking lots in the nearby Crossroads and Barnyard north of the Carmel River, these are in commercial developments, not an historic agricultural and scenic area dedicated to the preservation of open space.

The recent four (4) party MOU between the BSLT/District/State Park/Pt. Lobos Foundation was established for the purpose of memorializing the intent of each of the parties to work together to undertake a coordinated effort for the benefit of the public and the preservation of the landscape in respect to the management of the lands described as the "Lobos-Corona Parklands Project" ("LCP"); and to coordinate the development, management, promotion, sustainability, preservation and stewardship of the LCP lands and their natural and cultural resources, as outlined in the accompanying "Vision Statement".

Expediency and rushing to get grant money should not dictate the location and destroy long term goals to protect and conserve this public treasure. The District, along with its MOU partners, should continue to search for better alternate locations for a parking lot.

The Big Sur Land Trust (BSTL) grant funds which the District is using to construct the parking lot were allocated for a parking lot on the "Odello East" property ("BSLT farm property") owned by the BSLT. How was the parking lot and parking lot grant money allowed to be moved from the BSLT property and BSLT?

Unless the parking lot is moved to an alternate location out of the public viewshed from Inspiration Point, the iconic view from Inspiration Point will be forever damaged.

### **The Project Impacts the On-Site Cattle Operation**

Cattle have grazed on the Palo Corona Ranch since Mission times, the Palo Corona Ranch has been a working cattle ranch since 1929, and the Ranch/Park continues to be part of a working agricultural landscape. The corals and weigh scale are historic – dating back to 1930s. The proposed parking lot is planned right next to these corrals, in the middle of the working cattle operation. (See attached historic and cattle grazing photos)

The CC&Rs between Mrs. Fish and the District stipulate that, to reduce the fuel load of grasses and the hazard of fire, the Park District is to "conduct cattle grazing during the appropriate months of each year as needed, consistent with conservation objectives and historic practice, or provide similar fuel load reducing activities."

The parking lot and increased public usage will have a direct impact on the cattle operation. Cattle graze in the pastures through which people walk. Branding, inoculating and working cattle occurs in the corrals. There needs to be a long-term

operational plan that deals with the increased numbers of park visitors and potential impacts to the cattle operation.

### **There is No Limitation on Use of the Historic Barn**

Under the Interim Plan, the Park District requested, and the County approved, the listing the Barn on the site as a County historic resource. As an historic structure, the District was to have the Barn assessed for repairs appropriate to its designation.

Under the Interim Plan, Park District was allowed to use the Barn to house interpretive exhibits, display information, and provide a point of contact between District staff/docents and hikers. The Barn could also be used as a gathering area for school-group check-in, distributing literature, or presenting audio/visual information on the Park's many natural and cultural resources. And minor improvements to the Barn area, including fencing repairs and the installation of a portable composting or chemical toilet behind the barn and out of view was allowed.

The proposed 55-space parking lot adjacent to the Barn is not consistent with the historical setting of the Barn, nor a "minor" improvement.

There has been no information provided regarding the District's proposed uses of the Barn, yet Special Events have been held there. The District should obtain a Use Permit for use of the Barn and describe, in detail, its intended uses, including:

- Number of events per year;
- Time of day or night in which they will occur;
- Proposed interior and exterior lighting;
- Proposed sound amplification or live music;
- Is the Barn up to code for special events;

and all the other issues the County regulates with Special Events permits.

### **The Project Conflicts with the Carmel Area Land Use Plan ("LUP")**

#### **LUP Policy 2.2.4.10**

b. Where clustering of new residential or visitor-serving development will preserve desirable scenic and open space areas or enable structures to be sited out of the viewshed, it shall be preferred to more dispersed building site plans.

c. Structures located in the viewshed shall be designed so that they blend into the site and surroundings.

d. Exterior lighting shall be adequately shielded or shall be designed at near-ground level and directed downwards to reduce its long-range visibility.



e. Existing trees and other native vegetation should be retained to the maximum extent possible both during the construction process and after the development is completed. Landscape screening may be used wherever a moderate extension of native forested and chaparral areas is appropriate.

12. Public highway facilities including signs, guardrails, and restrooms shall be of a design complementary to the scenic character of the Carmel area, with preference materials. Private driveway entrances, gates, roadside fences, mailboxes, and signs along Highway 1 should reflect the same design concept. Protective barrier by Caltrans should utilize boulders or walls or rock construction.

#### **LUP Policy 3.1.1**

The LUP requires that State Highway 1 be maintained as a scenic two-lane road in rural areas such as the portion of the Carmel area south of the Carmel River. The Coastal Act also requires that remaining highway capacity be reserved for priority uses.

The limited capacity of Highway 1 to accommodate local and recreation traffic at a level that affords reasonable service and emergency use as well as an enjoyable scenic recreational experience is a major concern. Traffic volumes along sections of Highway 1 are at or approaching capacity during peak use periods, and future demand is expected to exceed the capacity of Highway 1. The ultimate capacity will be a major constraint on the long-range development of the Carmel area south of the Carmel River. Highway capacity north of the river may be increased through improvements or alternate alignments such as the proposed Hatton Canyon Freeway.

#### **LUP – 4.3 Goals**

At the heart of the California Coastal Act is a basic theme which the Carmel Area Local Coastal Program must address. This theme is to provide and encourage public recreational use and enjoyment of the California coast, while, at the same time, ensuring that such use does not damage or degrade the very resources which render the coast so value for human enjoyment.

The common goal for the Carmel area must be that any future development blend with and be clearly subordinate to the area's natural scenic character.

#### **Conclusion**

The District's proposed 55-space parking lot on the Palo Corona Park, with the accompanying open and unrestricted public access, will create numerous significant unmitigated impacts, including impact to the public viewshed and traffic along Highway 1, and will result in unmanaged activities occurring within the Park.

Joseph Sidor  
Monterey County Planning Dept.  
August 27, 2014  
Page 9

The County should not approve this Application until the required comprehensive long-range management plan for the Park is adopted and comprehensive review is done to address the significant environmental, safety and management issues that will be created by this Project.

Sincerely,

NOLAND, HAMERLY, ETIENNE & HOSS  
A Professional Corporation

  
Christine G. Kemp

CGK:aac

Encls.  
cc: Mrs. Diana Fish

## Historic Views of Palo Corona Ranch



View of front of Palo Corona, circa 1934



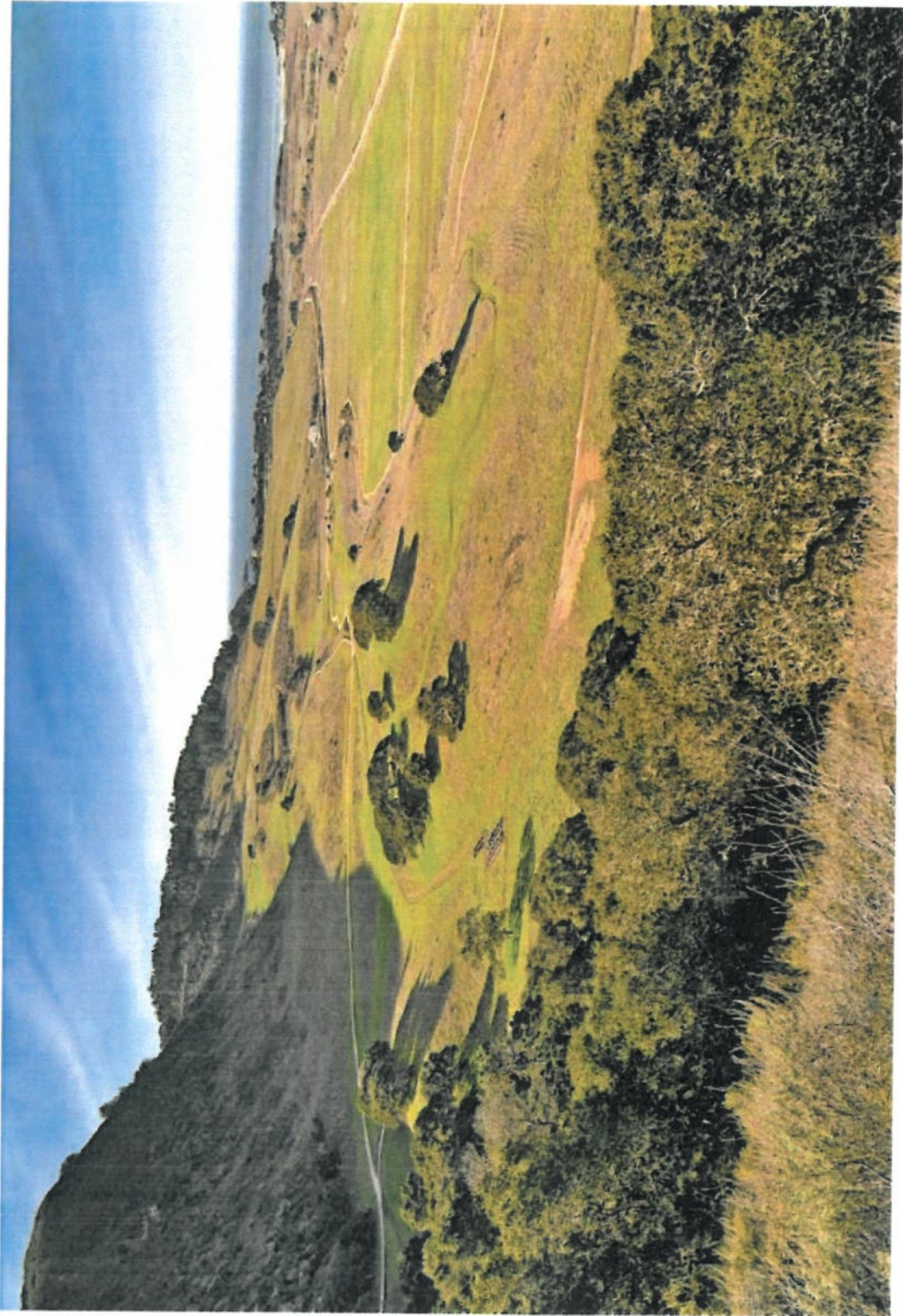
March 19, 2014-Very overcast late afternoon, with view of Palo Corona from Carmel Knolls (barn to right and corral area towards center in mid foreground)

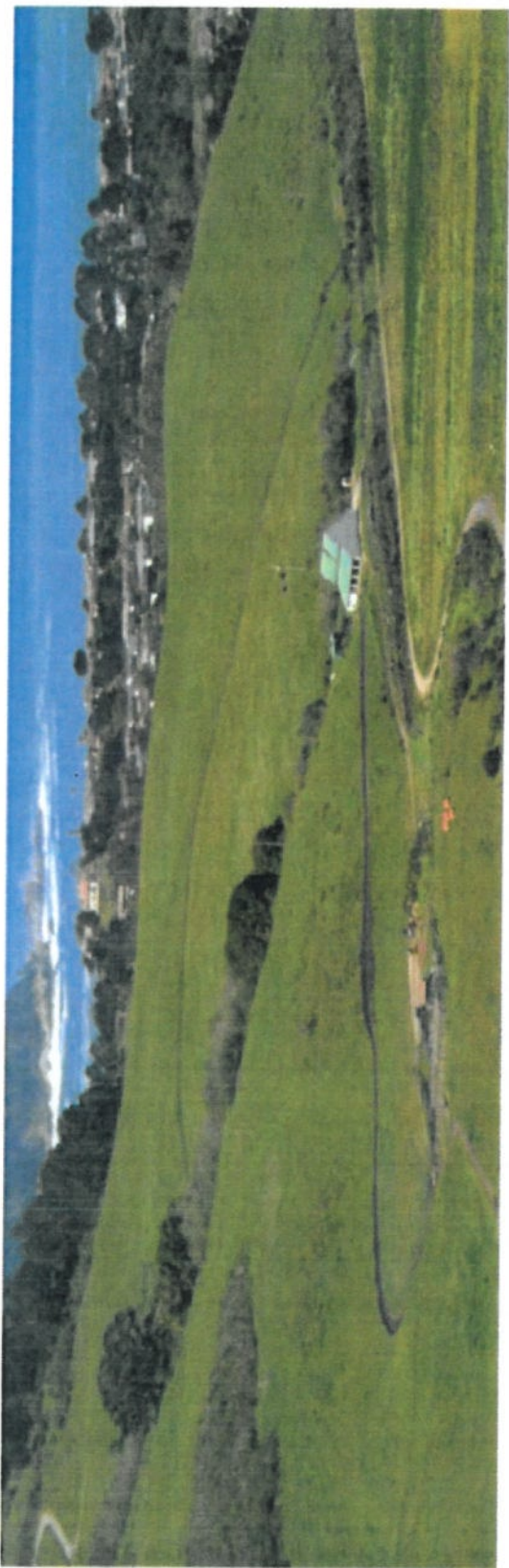
## Existing Traffic Problem along Highway 1



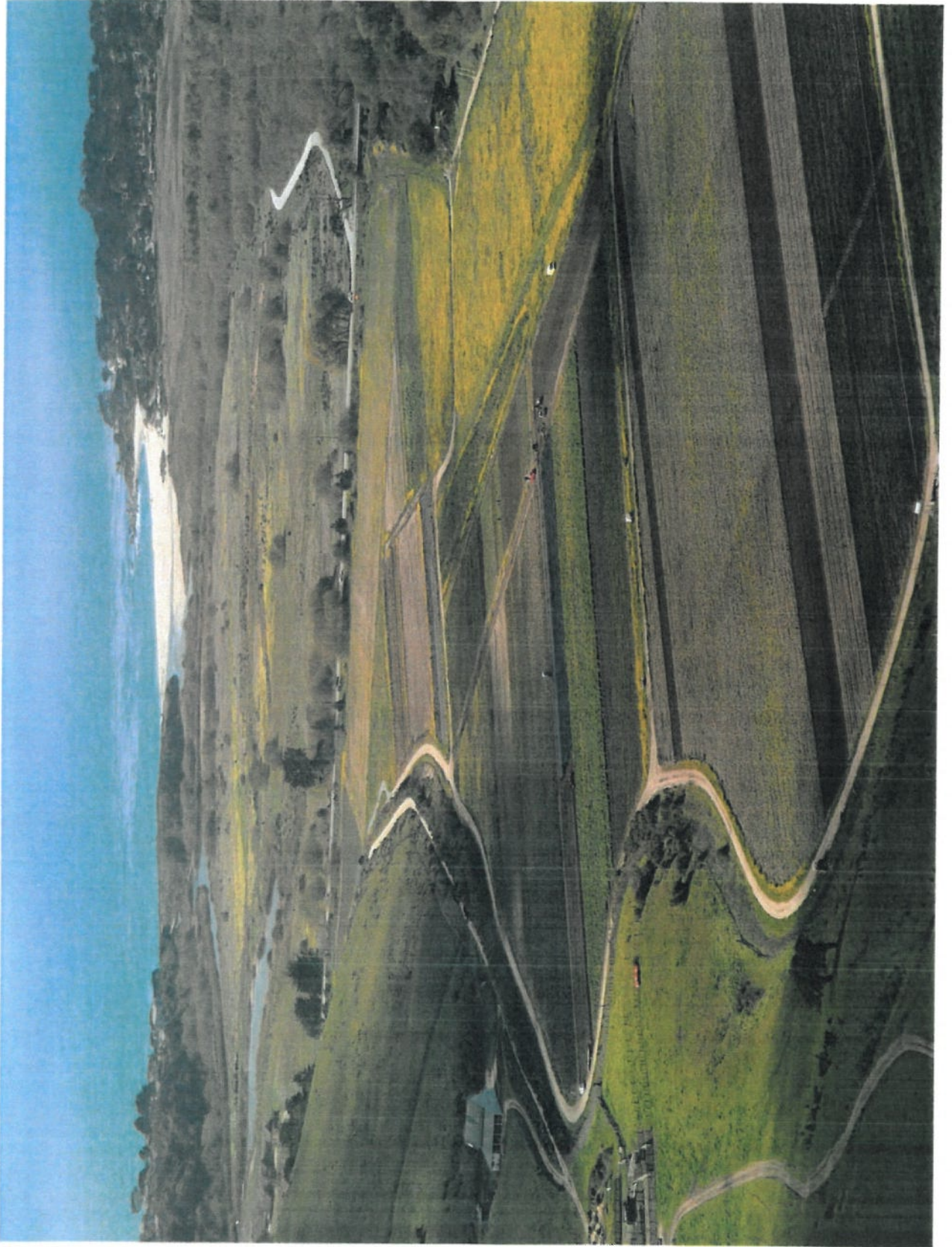
CalTrans sign at Highway One, 100 feet south of main Park District entrance











*Palo Corona Regional Park*

# *Interim Public Access Proposal*



Monterey Peninsula Regional Park District



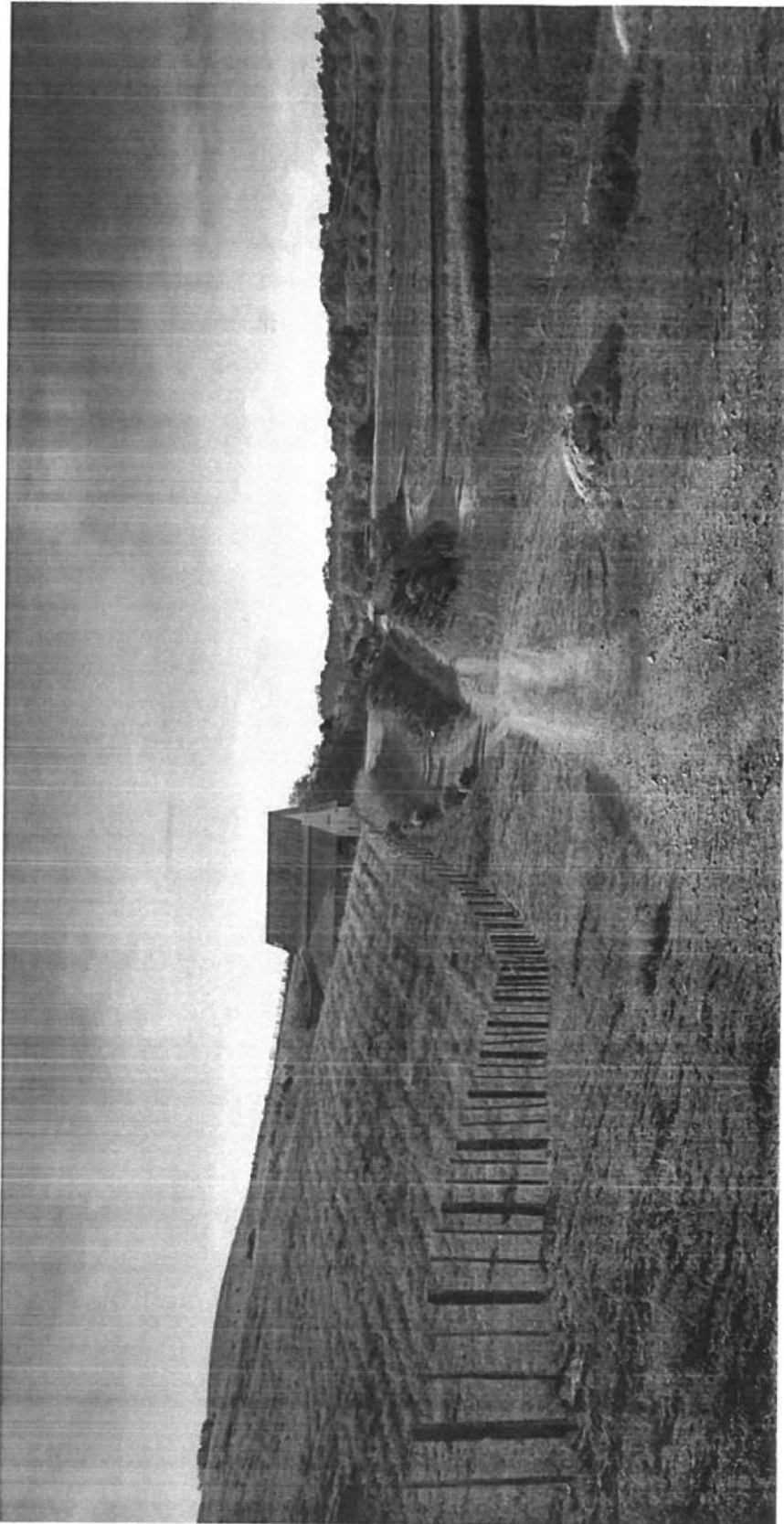
June 2005



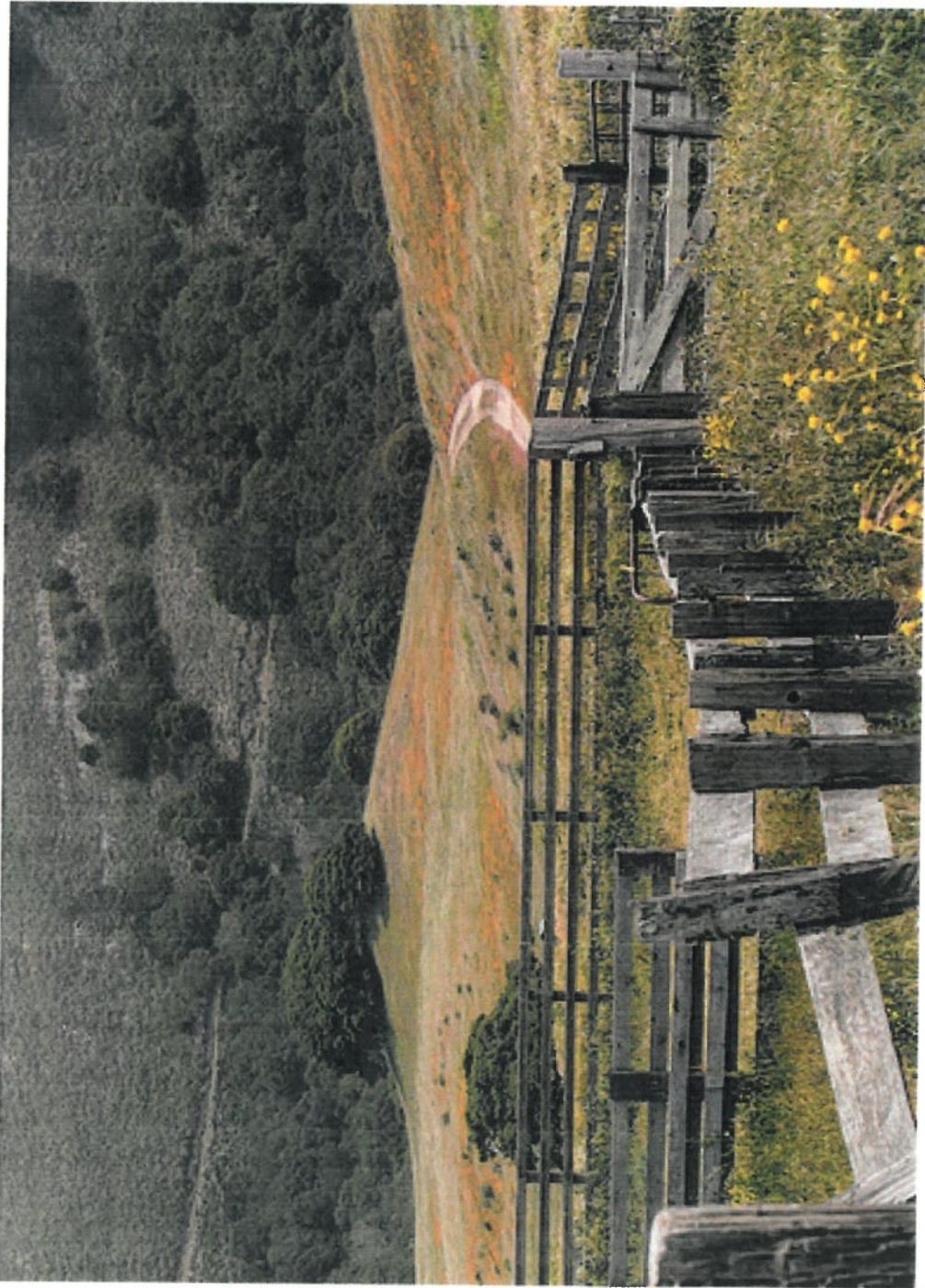


03452.014

00000\CGK\557419.1:5514





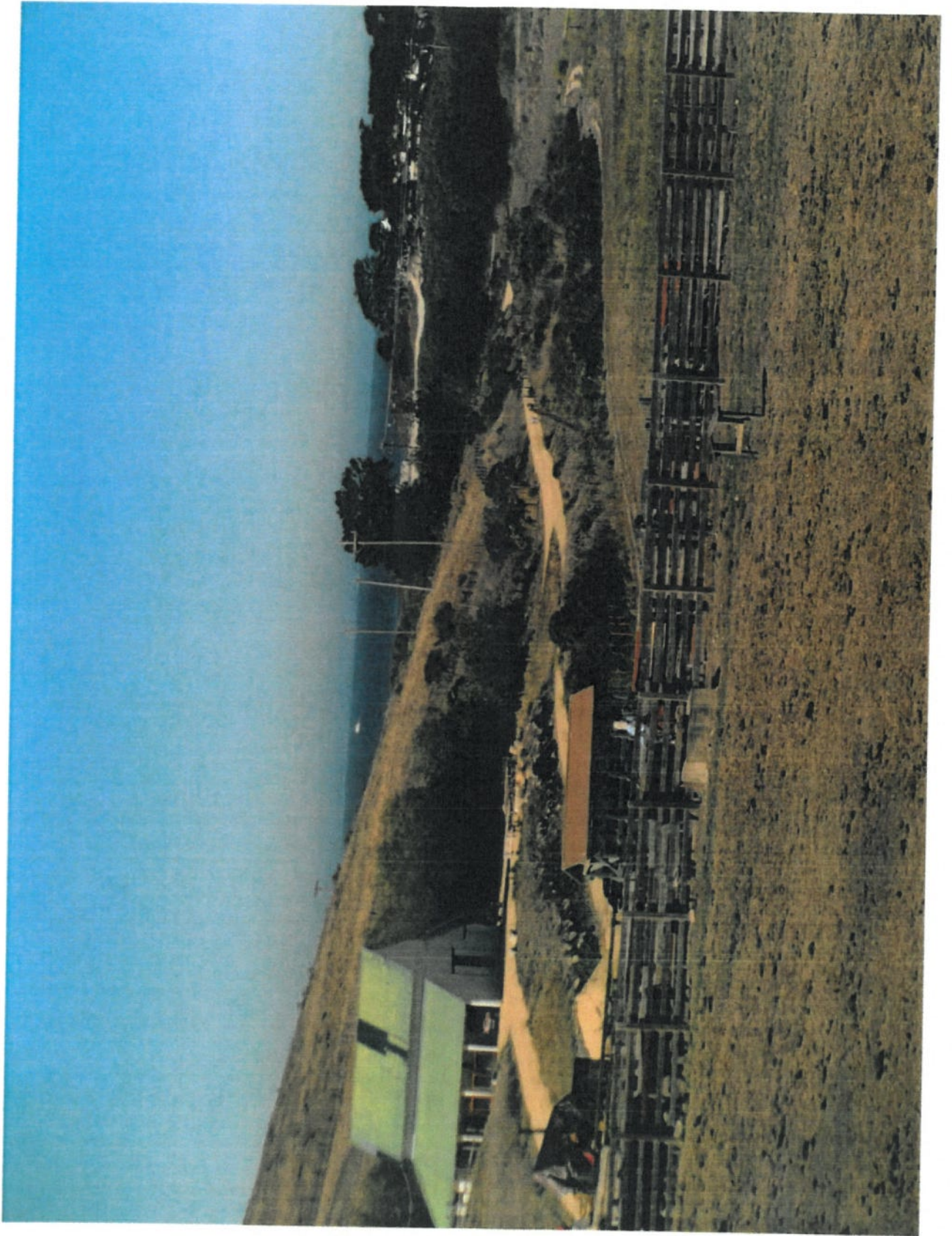












## Letter 8

**COMMENTER:** Christine Kemp of Noland, Hamerly, Etienne & Hoss Attorneys at Law

**DATE:** May 28, 2019

### **Response 8.1**

The commenter states that their letter is written on behalf of Diana Fish, owner of the Fish Ranch, a 93-acre in-holding within the Park. The commenter states that Mrs. Fish appreciates the constructive aspects of the GDP but also has concerns that she feels are not adequately addressed in the IS-MND.

The commenter's specific concerns are addressed in the Responses 8.2 through 8.13, below.

### **Response 8.2**

The commenter states that a proper grazing plan is needed for fire prevention at the Park. The commenter states that the current grazing lease will expire in October 2019 and has not effectively managed the vegetation and grasses that have matured, seeded, and grown tall.

The current grazing lease term for the Park has been extended and will expire in 2024. In addition, to address fire prevention in the Park, Cal FIRE has been actively conducting fire fuel reduction projects per the License Agreement approved by the District Board of Directors in April 2019. Please refer to Response 6.22 for a discussion of Cal FIRE prevention in the Park. As described on pages 122 to 124 of the Draft IS-MND, wildfire impacts from the GDP would be less than significant. All proposed structures and utilities would be constructed in accordance to meet the Monterey County Municipal Code for fire safety requirements and reduce fire risk. In addition, development facilitated by the GDP would avoid construction on sloped areas and improvements to the Park's trail system would also focus on minimization of risks associated with dangerous slopes, by targeting trail construction on slopes of 0-10 percent, while phasing out unsafe trails. New and expanded trails would provide for additional evacuation routes from the Park in the event of a fire.

### **Response 8.3**

The commenter states that adding a camping area to the Park would result in an increase in wildfire risks. The commenter states the opinion that the measures included in the GDP to prevent fires are inadequate.

As discussed on page 123 of the Draft IS-MND, camp fires, camp stoves, and smoking of cigarettes would not be allowed at the campsites to reduce potential risk from wildfire. Please refer to Response 2.22 for a discussion of the District's strict no fire policy. The GDP would add up to six staff members residing in the Back Country Unit to patrol and implement the strict no fire policy. As of April 2019, CAL FIRE maintains fire breaks within the Park to reduce fire risk and the spread of wildfire. Please refer to Response 6.22 for a discussion of CAL FIRE's agreement with the District and specific actions being taken for fire prevention.

## Response 8.4

The commenter states that fire hazards are high in the Front Ranch Unit due to the grass fuel load, and that there are Fish Ranch structures in this area. The commenter reiterates the need for effective grazing to manage fuel.

The current grazing lease term for the Park has been extended and will expire in 2024 and grazing will continue to reduce the grass fuel load for the Front Ranch Unit. Additionally, Cal FIRE has been actively conducting fire fuel reduction projects at Palo Corona Regional Park per the License Agreement approved by the District Board of Directors in April 2019. Please refer to Response 6.22 for a discussion of fuel management techniques occurring in the Park, including those to reduce fire risk for existing structures.

## Response 8.5

The commenter states that increased tourism, in conjunction with SR 1 improvements, would worsen SR 1 traffic near the Fish Ranch entrance and the Park entrance. The commenter expresses concern about left turns into the park off of SR 1, and cites a comment letter written for the Carmel River Floodplain Restoration and Enhancement Project.

As discussed in Section 17, *Transportation*, the IS-MND, development facilitated by the GDP would not include any design features or incompatible uses that would increase transportation hazards. As part of the GDP, the Park's three existing entry points would not be changed. Traffic counts provided in the IS-MND were confirmed using current and future visitor and staff projections in the trip generation evaluation completed by Hexagon Transportation Consultants, Inc. (2020) (Attachment G). As described in the IS-MND and confirmed by the trip generation evaluation, the project would not result in an increase in trips to the Park, including new trips on SR 1 because the parking lot off of SR 1 would continue as permitted parking for special events. Therefore, road configuration changes are not required.

## Response 8.6

The commenter states that the District was originally granted the ability to have 13 visitor vehicles permitted along SR 1. The commenter states permitted access to the SR 1 parking lot at the West Entrance off of SR 1 should be discontinued because this results in overflow parking on SR 1.

As noted in the IS-MND as well as the trip generation evaluation completed by Hexagon Transportation Consultants, Inc. (2020) (Attachment G), GDP buildout would not result in an increase in trips, and therefore visitation, in comparison to the prior golf course use. Similar to Response 3.5 above, since visitation would not increase, it is not anticipated that visitors would exceed the capacity of the permitted use of parking along SR 1. Similarly, the types of events anticipated at the Park would be of similar size and type as events during the sites uses as a golf course. Thus, parking during special events would not require additional parking beyond what is available in the Plan Area. In addition, implementation of the GDP would not modify this existing parking use. Further, the main entrance to the Park is the Carmel Valley Road entrance, which is served by a large parking lot. It is anticipated that implementation of the GDP would draw on visitors that would otherwise visit other open space attractions in the region, including Point Lobos Natural Reserve. Therefore, the project could reduce existing parking congestion that occurs on SR 1 from Point Lobos Natural Reserve visitation.



## Response 8.7

The commenter states that the left-turn lane off SR 1 into the Park would add to traffic congestion and safety issues, and that events at the Front Ranch Barn would exacerbate these problems.

As included in the GDP, the Front Ranch Barn is currently used by the District and its partners to host fund-raising events, important press releases, and tours. Events have included activities such as catered meals and small musical performances. Future events are anticipated to include similar types of events and other programming and community gathering opportunities. Therefore, the Front Ranch Barn would be used for similar types of events as currently occur at the barn.

Therefore, the traffic and parking associated with the Front Ranch Barn would not change as compared to baseline conditions. Further, trips generation estimates included in the trip generation evaluation completed by Hexagon Transportation Consultants, Inc. (2020) (Attachment G) included estimates by District staff of both current and planned uses. Trips generated by the GDP, including trips from special events, are estimated to be reduced as compared to the sites prior use as a golf course. Therefore, it is not anticipated that GDP buildout would increase traffic congestion on SR 1 or the turn into the Park off SR 1. As discussed in Section 17, *Transpiration*, the left-turn lane off SR 1 would not result in any safety issues for vehicles accessing the park. The main entrance of the Park, off Carmel Valley Road, includes ample parking. It is anticipated that most visitors would enter the Park through the main entrance on Carmel Valley Road. As a result, implementation of the GDP would not exacerbate traffic congestion or safety issues on SR 1 and the GDP buildout under the proposed project would not necessitate nor includes changes to SR 1 or the small existing parking lot and entry point into the Park from SR 1.

## Response 8.8

The commenter states that for years, uses of the Front Ranch Barn have been of concern to Mrs. Fish and that “issues remain unaddressed.” The commenter asks what exact use is planned for the Front Ranch Barn. The commenter requests details regarding types, number, and hours of events at the Front Ranch Barn, as well as details about camping, evening walks with flashlights, event traffic, and the visual footprint of events.

As included in the GDP the Front Ranch Barn would continue to be used for similar types of events as currently occur or historically occurred at the barn, such as fundraising events and community gatherings. As discussed on page 16 of the Draft IS-MND, adoption of the GDP would not directly involve the construction of park and recreation projects, but would rather facilitate the future development of such improvements. Therefore, the IS-MND is a programmatic level analysis and additional project-specific environmental review would occur, where not exempt from CEQA. At this time, the majority of improvements, including specific future activity at the Front Ranch Barn, are not defined to a level that would allow project-level analysis.

Campsites are proposed in the Back Country Unit and campsites or camping activities are not proposed at the Front Ranch Barn. Therefore, camping activities would not affect the Fish Ranch. Implementation of the GDP does include improvements to the Front Ranch Barn. While the project’s baseline conditions include existing recreational use in the Front Ranch Unit, improvements to the Front Ranch Barn would allow for interpretive, educational, and special event uses. The exact nature or frequency of such events has not been determined at this time and may require future project-specific environmental review. Regarding visual impacts around the Front Ranch Barn, the existing structure would be retained and improved, and a restroom may be added. Mitigation Measure CUL-

1 requires architectural consultation during project planning for improvements to the Front Ranch Barn in order to avoid changes to historical resources.

### **Response 8.9**

The commenter requests detail regarding noise impacts from activity at the Front Ranch Barn.

Please refer to Response 8.8 for a discussion of the programmatic nature of the IS-MND. All projects proposed under the IS-MND would be required to comply with Chapter 10.60 of the Monterey County Municipal Code that includes the County's noise control ordinance. In accordance with Section 10.60.040 of the Code, evening events at from the Front Ranch Barn cannot create noise that exceeds 45 dBA  $L_{eq}$  or 65 dBA  $L_{max}$  at 50 feet from 9:00 p.m. to 7:00 a.m. Therefore, noise levels at the Fish residences would be lower than those required by the Municipal Code. Section 10.60.050 of the Monterey County Municipal Code describes how these noise restrictions would be enforced and the enforcements would apply to events at the Front Ranch Barn.

An analysis of general noise from operation of the GDP is included on page 96 of the Draft IS-MND which states, "the 93-acre Fish Ranch that sits in the middle of the Front Ranch Unit would not be impacted by operational use of the Front Ranch Unit because no GDP improvements are planned near the Fish Ranch. The nearest trails to the Fish Ranch are at a distance where voices from hikers would not be perceptible at the ranch. Operational noise impacts in the Front Ranch and Back Country Units would be less than significant." The conclusion that conversational noise would not be heard at the Fish Ranch assumes that normal conversations from a few people conversing is approximately 55 dBA  $L_{eq}$  at 3 feet (City of Los Angeles 2014). Therefore, conversational noise from the Front Ranch Bar would not be perceptible at the Fish Ranch which is over 100 feet away from the barn because noise drops by 6 dBA per doubling of distance.

### **Response 8.10**

The commenter asks what the water source would be for the Front Ranch Barn. The commenter asks if GDP implementation includes use of the Riverfield Well, which Mrs. Fish shares with the District.

As included on page 85 of the Draft IS-MND, "water use in the Park would be supplied from the CVAA. The 15 AFY now controlled by the District is sufficient to supply the projected water needs for the Park. Use of the 15 AFY allotment would not adversely affect the CVAA because this amount is substantially lower than past water use from the previous landowners and because the District would dedicate 267.63 AFY of their acquired water rights to instream flow in the Carmel River. Extraction of up to 15 AFY would not result in a net deficit in aquifer volume or a lowering of the local groundwater table level because compared to past use of groundwater in the area the amount of groundwater proposed for extraction to supply existing and proposed uses in the Park is substantially lower. In fact, the most likely result of the District's acquisition and operation of the Rancho Cañada Unit is that the local groundwater table level would rise compared to historical levels due to the substantially reduced extraction of groundwater." Although the GDP would utilize groundwater, it would not result in a net deficit in aquifer volume and impact the water supply for Mrs. Fish.

### **Response 8.11**

The commenter asks if lighting at the Front Ranch Barn would impact nighttime views during events. The commenter asks if there would be nighttime activity restrictions, and if lighting in the Front Ranch Unit would have the same restrictions as lighting in the Back Country Unit.

As discussed on page 26 of the Draft IS-MND, the GDP does not include new structures in the Front Ranch Unit and the Front Ranch Barn already contains lighting. Implementation of the GDP would not increase lighting at this location. Therefore, additional lighting restrictions, such as those for the Front Ranch Unit, would not apply to the Front Ranch Barn.

### **Response 8.12**

The commenter asks if “running events” would include use of the Front Ranch Barn. The commenter states that noise from speakers for the Big Sur Marathon can be heard at the Fish Ranch.

Two types of running events have been proposed for the Park: youth-based cross-country meets and trail races. Neither running event would include the public’s use of the Front Ranch Barn. These running events replace the previous practice of holding adult and youth golf tournaments at the former Rancho Cañada Golf Club. The proposed youth-based cross-country meets replace former youth-based golf tournaments and thus would not create a tournament-based situation that did not previously exist. The trail race would likely be an annual or bi-annual event, and similar to the youth-based cross-country meets, would not require use of speakers near the Fish Ranch.

The proposed cross-country course would be constructed at the Rancho Cañada Unit (former golf course). The course would serve as a hiking trail, service road during emergency-use when the Rancho Cañada Unit temporarily converts into an Incident Command Center, and for cross-country meets by middle school, high school, and collegiate athletes. Meets would be infrequent, primarily taking place in the fall, starting at approximately 8:00 a.m. and ending before and clearing-out by noon. These types of races do not generate nuisance noise.

Another proposed race may include a “world-class” long-distance “mountain run or trail race.” This race would complement the world-renowned Big Sur International Marathon (road race). The race would likely start at some location south of Palo Corona Regional Park and utilize Palo Corona Regional Park’s extant ranch roads. The finish line would be at the extant lawn area, immediately adjacent to the former clubhouse and over 500 feet from the Fish Ranch.

The CEQA thresholds for noise are if there would be a substantial temporary or permanent increase in ambient noise levels in excess of applicable standards. The noise from running events that would be minimal mainly from a loudspeaker, if used, and occur only two times per year. Event start and finish lines would not be located near the Fish Ranch and speaker noise would be intermittent. Therefore, the use of speakers would not create nuisance noise at the Fish Ranch.

### **Response 8.13**

The commenter summarizes concerns regarding use of the Front Ranch Barn and states that the issues raised need to be addressed in the GDP and IS-MND.

Impacts to the Front Ranch Barn were analyzed throughout the IS-MND and determined to be less than significant. Please refer to Responses 8.8 to 8.12 for a discussion of noise, historic, and aesthetic impacts related to the Front Ranch Barn.

### Response 8.14

The commenter states that Park should have a full-time biologist or ecologist in charge of conservation.

The comment that the Park should have a full-time biologist or ecologist on staff is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the IS-MND or CEQA process, no further response is required.

### Response 8.15

The commenter states that Park's Natural Resources and Conservation Plan should be completed before any other actions occur. The commenter states that there is an immediate need to manage invasive weeds.

The comment that the Natural Resources and Conservation Plan should have been completed before the GDP and the need for a staff conservation biologist is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

### Response 8.16

The commenter states that off-road vehicle use occurs around the pond in the Front Ranch Unit, which is monitored for California red-legged frogs. The commenter states that vehicle users should be apprised of threats to frogs.

The commenter is concerned about cattle vehicles driving off-road near the pond in the Front Ranch Unit. In 2006 the U.S. Fish and Wildlife Service (USFWS) issued a special rule under Section 4(d) of the Endangered Species Act exempting routine livestock ranching activities from the regulatory requirements for take of California red-legged frog (USFWS 2006). This special rule was enacted specifically to ease the requirements for ranching activities and encourage continued land uses that benefit California red-legged frog, including the preservation and management of stock ponds and surrounding upland habitats. Stock ponds provide important alternative breeding sites for California red-legged frog, and often exclude predators such as non-native fish and bullfrogs. USFWS recognizes that maintaining ranch lands has a positive effect on California red-legged frog populations, and the benefits outweigh any loss through potential take of individuals. The commenter is referring to an existing condition at the pond and current use of off-road vehicles. Off-road vehicles at the pond is not a planned project as part of the GP and therefore not analyzed in the IS-MND.

### Response 8.17

The commenter states that the Plan Area contains historic and ongoing ranchland, and that care should be taken to make sure that ranching in the Plan Area remains viable and environmentally sustainable.

Farmland is defined by the California Department of Conservation as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. Although grazing land is a land use designation mapped by the California Department of Conservation, it is not considered Farmland for the purposes of CEQA analysis as included in Appendix G of the *CEQA Guidelines*. As discussed on page 30 of the IS-MND, the Plan Area does not contain land designated as Prime Farmland, Unique

Farmland, or Farmland of Statewide Importance by the Farmland Mapping and Monitoring Program. Portions of the Front Ranch Unit are currently utilized for cattle grazing, as a tool for managing grassland habitat and cattle grazing would continue under buildout of the GDP. Therefore, the GDP would maintain current grazing.

### **Response 8.18**

The commenter states that the historic cattle scale in the Front Ranch Unit should be acknowledged as an historic resource.

The cultural resources analysis did not include focused surveys of the entire 3,800 acre Park. Due to the programmatic nature of the GDP and IS-MND, such project-specific historic and archaeological surveys would occur on a project basis. As required by Mitigation Measure CUL-1 development in the Front Ranch Unit that has the potential to impact a historic resource would be required to complete architectural history consultation to address potential impacts to historical resources.

### **Response 8.19**

The commenter asks what modifications to the existing historic structures on the Corona Homestead are included in the GDP.

The GDP does not include any modifications to structures at the Corona Homestead as stated on page 15 of the IS-MND. As stated on page 53 of the Draft IS-MND, “no project activities are proposed for the Whisler-Wilson Cabin or Corona Homestead, neither was recorded or evaluated for historical resources eligibility.”

### **Response 8.20**

The commenter asks where a second trail would be added parallel to the Palo Corona Trail to Animas Pond, and how erosion impacts would be avoided.

The exact location of the referenced trail has not been determined. However, as noted in Section 7, *Geology and Soils*, the District would adhere to State Parks guidelines on trail construction, which include guidance on reducing erosion. In addition, trail construction would comply with Monterey County Ordinance Code, specifically Chapter 16.12, which requires an erosion control plan prior to permit issuance for building, grading, or land clearing. Erosion control plans must comply with Chapter 16.12.070, Runoff Control, and Chapter 16.12.090, which prohibits land clearing or grading between October 15<sup>th</sup> and April 15<sup>th</sup>. Compliance with these requirements and use of the State Parks guidelines would ensure that the referenced trail would not increase erosion.

### **Response 8.21**

The commenter requests detail regarding grading for trails that would be re-routed to avoid steep terrain.

Grading for trail improvements would involve minor equipment use as needed to clear and level trail surfaces. As described in Section 7, *Geology and Soils*, grading activity would be subject to Monterey County permitting requirements and would be minimized by following existing topography and routing around steep terrain. Trail improvements would be mostly focused on existing trails, with new trail segments added only for connector purposes.

### **Response 8.22**

The commenter asks who would monitor the effects of bicycle and equestrian trail use.

District staff is responsible for management of the Park, including natural resource management and enforcement of use restrictions. Because the comment does not address the adequacy of the IS-MND or CEQA process, no further response is required.

### **Response 8.23**

The commenter summarizes their concerns regarding the project and the IS-MND. The commenter includes two attachments for reference, consisting of correspondences between the commenter, Monterey County RMA, and BSLT.

The comment is noted. The commenter's individual concerns are addressed above in Responses 8.1 through 8.22. The provided attachments pertain to the Carmel River FREE Project, the SR 1 Parking Project, the Interim Public Access Proposal, and historical photos of the Park. None of these attachments pertain to the Palo Corona Regional Park GDP, which is the subject of the Draft IS-MND. As such, no further response is required.



**Monterey Off-Road Cycling Association (MORCA), a Chapter of IMBA**  
**PO Box 1742, Marina, CA 93933**  
[www.morcamtb.org](http://www.morcamtb.org)

July 29, 2019

Sent via email to: [payan@mprpd.org](mailto:payan@mprpd.org)

Rafael Payan, General Manager  
Monterey Peninsula Regional Park District  
PO Box 223340  
Carmel, CA 93922

**Subject: MORCA Comments on Initial Study/Mitigated Negative Declaration for Palo Corona Regional Park General Development Plan; SCH#2019049161**

Dear Mr. Payan:

MORCA (Monterey Off-Road Cycling Association), a 501-c-3 non-profit organization, is the voice of responsible mountain biking in Monterey County, and a chapter of IMBA (International Mountain Bicycling Association). We advocate for trail access and give back to the community through extensive volunteerism, primarily at the Fort Ord National Monument. MORCA works closely with the Bureau of Land Management (BLM) by performing monthly trail work, including sustainable design, construction and maintenance to benefit all trail users. Through a grant from the Monterey Peninsula Foundation, MORCA paid for and installed 130 trail signage markers on Monterey County-owned lands near East Garrison to increase public safety. We host the annual Take-a-Kid Mountain Biking Day to encourage youngsters to ride bikes and live a healthy lifestyle, and be responsible riders who are considerate to other trail users and respect the environment.

9.1

In 2013, MORCA officers were invited by the Monterey Peninsula Regional Park District (MPRPD) to serve on a focus group to assess the suitability, feasibility and sustainability of multi-use trails in Palo Corona Regional Park. MORCA submitted an extensive report to MPRPD and its consultant documenting in detail how multi-use trails, including mountain bikes, can be safely accomplished at Palo Corona; and how San Jose Creek was an excellent means of accessing the Palo Corona lands, with emphasis on the Back Country. We also have participated in the many Palo Corona workshops and provided recommendations on trail design to promote an enjoyable experience for all user groups.

**MORCA has reviewed the above referenced ISMND as has the following comments:**

**General:** MORCA members include taxpayers and supporters of MPRPD efforts, including voting for bond measures to fund the agency. In general, we concur with a plan that broadens the spectrum of the public allowed to enjoy this large public resource rather than unfairly limiting it to hikers only. Though we have had a positive experience interacting with MPRPD staff and consultants, and have participated in the GDP process in good faith, we are concerned about bias and discrimination against mountain bikers that is implicit in the document in several places, as noted below. 9.2

**Section 6, Setting (overall):** The ISMND appears to be deficient in that there is no mention of the **cattle ranching** that has occurred on the land for many years, which has resulted in certain environmental effects, including roads for vehicles, trails and damage created by meandering cattle, manure piles in upland and stream environments, etc. The GDP and ISMND text inaccurately describes a Back Country landscape that is “unspoiled,” which is not the case. The GDP Site Assessment states that cattle grazing will continue to be allowed and there could be issues interacting with the public. The presence of cattle should be included in the ISMND project description and evaluated in the subsequent sections. What measures will be in place to ensure the safety of hikers, cyclists and equestrians as well as the cattle? 9.3

**Setting, page 6, top:** The text should be refined to more accurately state that public access to date in the Front Range has been for hikers only. Bicycle access from Rancho Canada ends at the Front Range boundary. 9.4

**Setting, page 6, top:** The background text should add a new paragraph describing the 2013 invitation by MPRPD staff for volunteer focus groups to assess the suitability, feasibility and sustainability of multi-use trails in Palo Corona Regional Park. The participants included MORCA/local government staff (mountain bike), Sierra Club (hikers), and an equestrian group. The text should reference the reports submitted to MPRPD by MORCA and any other group, which should be part of the administrative record. The October 27, 2014 final MORCA report is titled, “*Mountain Bike Access at Palo Corona Regional Park*” and was authored by Darius Rike and the PCRPD Mountain Bike Focus Group. It was submitted to MPRPD managers and consultants and discussed in meetings with MPRPD. It also was included in the 2018 GDP document. 9.5

**Setting, page 7, Front Range:** The text should be refined to more accurately state that public access to date in the Front Range has been for hikers only. The existing text inaccurately infers that all members of the public have enjoyed access. 9.6

**Project Description, pages 9-14:** MORCA concurs with the bulleted project components with certain exceptions. We heartily concur with the separate adjacent trail noted at the bottom of **page 9**, and can provide trail design expertise and volunteer labor to facilitate this second trail. 9.7



On **page 13**, why are “select pedestrian only trails” mentioned? Will there be bicycle access in the Front Range? There should be connectivity from the Rancho Canada bike trails to easy trails in the Front Range suitable for families with youngsters on bikes or for elders or less fit people. Bike access should not be limited to the Rancho Canada area only.

9.8

On **page 13**, middle, MORCA concurs that trail realignments and grading are needed, but not just to “improve hiking conditions.” Sustainable trails should benefit all user groups, not just hikers. MORCA has extensive experience working with BLM at Fort Ord regarding sustainable trail design and has completed several trail realignment projects there as a partner with BLM. We could do the same at Palo Corona. Our trail crew leaders have been certified by professional trail managers.

9.9

On **page 13**, middle, the special events should include mountain bike (or equestrian) events, not just “running events” for trail runners. This text is another example of obvious bias against non-hiker/runner groups. It is discriminatory to limit special events only to trail runners in the Back Country, where all users will be allowed. Notably, for several years the Mountain Bikers of Santa Cruz have put on the Old Cabin Classic at Wilder Ranch State Park that has raised significant funds for the cash-strapped park. MORCA could potentially stage a similar fund-raising mountain biking event at Palo Corona that could benefit the Palo Corona trails.

9.10

**Project Description, page 13:** The bottom of page 13 describes a permit system for camping in the Back Country, which makes sense given limited camping spaces and the need for oversight of that activity for safety reasons (fire, noise, etc). However, the **text does not describe the discriminatory Back Country permit system** planned for mountain bikers and equestrians, but not hikers, and the reasons why MPRPD feels compelled to “control” cyclists and equestrians, but not hikers. This important new information is buried in the Transportation section and Appendix E. The public should be aware of these planned limitations that are an integral part of the project description and be able to comment on them.

9.11

Importantly, MORCA reviewed the entire **GDP document and could find no reference to this permit system.** In contrast, the GDP (pages 62-63) described how few hikers are expected to make the arduous 14-20 mile trek to the Back Country, resulting in a low probability of bike-hiker conflict. The GDP has no mention of the need for a permit system or limiting bikes to 50 visitors per day. How did this new policy suddenly appear buried in the ISMND traffic section without public knowledge?

9.12

MORCA **strongly disagrees** with this overt discriminatory limitation of mountain bikers to a permit system where only 50 cyclists are allowed per day in the 3,800 acre Back Country area. The need for a permit system is not supported by the facts in the GDP, and even if there were a permit system, the arbitrary choice of 50 cyclists per day is unsupportable. This equates to 76 acres per person, an unreasonably low density standard. It appears the permit requirement and quota numbers were created in an

9.13

arbitrary and capricious manner, are not included in the August 2018 Final GDP document, and are unsupported by facts in the GDP.

Such permits/visitor limits on cyclists are inconsistent with similarly sized public open spaces (e.g., Fort Ord National Monument, Wilder Ranch State Park, and Toro Park). For example, on a busy weekend, hundreds of mountain bikers, hikers and equestrians enjoy Fort Ord (4,300 acre open area) at much higher densities than is proposed at Palo Corona. Once in the interior areas, there are few encounters between user groups and plenty of space for all.

The above information begs the question of why impose a permit system and artificially low quota of cyclists allowed to access the large 3,800 acre Back Country area where few hikers are expected? Why is there the stated need to “control” cyclists and equestrians but not hikers? If MPRPD has a pressing need to limit the number of visitors to preserve critical environmental resources, based on scientific facts, then permits and quotas should be applied to all groups, including hikers. However, there is no scientific information in the GDP or the ISNMD that indicates such a cap on total visitors per day is needed. Thus, arbitrary quotas are not justified and should not be imposed. Let the public enjoy the land, and if there is a problem, corrective action can be taken. Do not impose preemptive policies with overt bias against cyclists. Such discriminatory quotas are not acceptable, unsupported by the facts, and their legality is very questionable.

It is noted that many more Monterey County residents and visitors own mountain bikes than own horses. Thus, to create a maximum of 50 bikes and 50 horses per day unfairly limits access by the mountain bike community. Many more than 50 cyclists per day may want to visit Palo Corona on a weekend and it is questionable whether 50 equestrians would ever show up in one day. This is another way that MPRPD is overtly discriminating against the mountain bike community by letting only a very small percentage of local mountain bicycle owners enjoy Palo Corona.

**The above comments also apply to Appendix E.**

**Timeline, Pages 17-18:** Opening the park to bicycles and equestrians is slated for the medium timeline (3-7 years). This seems an excessive amount of time to deny access to thousands of local residents who ride mountain bikes. Easier Front Range trails could be made available in the near term to young cyclists in families, elders and others with limited fitness. As described in the MORCA report, which includes dozens of supporting photographs, the Back Country trails are rideable now for the fit rider. Until the permanent improvements are made, there could be an **immediate temporary permit system to access the Back Country for all user groups**, similar to the system that was used in the Front Range for many years. The total visitors should be several hundred per day given the large 3,800-acre area.

**Transportation, page 109:** The text describing a permit program and limitation of 50 mountain bikers per day is the first instance of where this significant new information is

9.14

9.15

9.16

provided in the ISMND. **As noted above for page 13**, MORCA reviewed the GDP and could not find any mention of such restrictions. Had this information been made known, we would have commented. These restrictions mirror the language in **Appendix E**, which is a somewhat mysterious memorandum of unknown origin. The comments on Appendix E below are relevant to the Transportation section.

**Appendix E, Traffic Letter--** This “letter” is actually an unsigned memo with no identifying letterhead, and should be more clearly identified as it appears to be the basis of the traffic evaluation. Who wrote it, who is Megan, and what is the purpose of the letter? Importantly, when was it written? If it was written after the August 1, 2018 Final GDP, then it unlawfully includes new information in the ISMND that was not subject to public review in the GDP. If it was written before August 2018, then the Final GDP excluded critical information of value to the public. The 2018 Final GDP contains no reference to permits and quotas to mountain bikers. It appears that the author unilaterally made up discriminatory limitations against mountain bikers (and equestrians) to control traffic, which is unacceptable. It is further galling that the Appendix states that mountain bikers are expected to comprise less than five percent of the total park visitors. Is that because cyclist numbers are deliberately being reduced to achieve a “less than significant” traffic goal? The letter describes planned limitations to mountain bike visitors but does not explain the rationale of why this is needed (besides the desire to “control” such users), and why the number 50 was selected. This appears to be overtly arbitrary and capricious, reflecting an anti-bike bias. **See also the above comments on Project Description, page 13.**

**In conclusion**, MORCA welcomes the opportunity to enjoy the Palo Corona Regional Park but is disturbed at the biased and discriminatory tone of the ISMND as described above. This is unacceptable as thousands of mountain bikers live within the MPRPD boundary and are tax-paying citizens, many of whom voted for bond measures to support MPRPD with the expectation that they could enjoy these public open spaces. It is noted that other MPRPD properties either exclude or greatly limit mountain bike access, reflecting an anti-bike policy by agency decision-makers. Treatment of mountain bikers as second class citizens must stop. There is no excuse for such limitation at Palo Corona Regional Park with its 3,800-acre Back Country area traversed by wide fire roads that provide plenty of space and excellent sight lines. Palo Corona Regional Park is not an exclusive playground for hikers with a token number of mountain bikers (and equestrians) allowed to enjoy the land. This unfair treatment is unethical, unsupported by the facts, and is legally questionable.

It is noted that Fort Ord (federal), Wilder Ranch (state) and Toro Park (county) do not impose permits and quotas on cyclists or any other user group. Why is MPRPD proposing discriminatory practices that are inconsistent with the management of other nearby public open spaces of similar size?

Importantly, more than any other user group, mountain bikers donate extensive volunteer labor toward trail maintenance that benefits all users. For example, MORCA has an excellent relationship with BLM staff at the Fort Ord National Monument

↑  
9.17  
9.18  
9.19  
9.20  
↓

(reference: Eric Morgan, BLM Manager), and is responsible for the great majority of trail work. Wilder Ranch State Park has reaped the benefits from its partnership with the Mountain Bikers of Santa Cruz, who conduct volunteer trail work and raise funds to support the Park. This same type of positive relationship could exist at Palo Corona. **Instead of demonizing the mountain bike community, MPRPD should engage us in a positive way and reap the benefits of our collective talents, energy and enthusiasm.** Similar to Fort Ord Recreational Trails Friends, a multi-user group of which MORCA is a member, excellent partnerships could be formed to benefit Palo Corona Regional Park, MPRPD and the public.



Please ensure that the final Mitigated Negative Declaration addresses the issues noted above, particularly the permit/quota system on cyclists. If indeed this discriminatory practice is part of the Project Description (which we hope is not the case), the Final GDP and ISMND Project Description should be amended to include this information so there is full disclosure and consistency between the documents. The preferred outcome is that this discriminatory plan should be terminated and not included in either the GDP or the ISMND, resulting in a need to amend the ISMND Transportation section.

9.21

Please advise MORCA of any future meetings, documents available for review, and other information pertinent to public use of Palo Corona Regional Park. MORCA's contact for the ISMND is Henrietta Stern at the letterhead address. The MORCA board can be reached at: [morca@morcamtb.org](mailto:morca@morcamtb.org).

9.22

Thank you for your consideration of these comments.

Sincerely,

*(original signed by Henrietta Stern)*

Henrietta Stern, Secretary

Cc: MORCA Board

## Letter 9

**COMMENTER:** Henrietta Stern, Secretary, Monterey Off-Road Cycling Association (MORCA)

**DATE:** July 29, 2019

### Response 9.1

The commenter describes the organizational status of MORCA, and MORCA's involvement in the project.

The comment is noted and is herewith shared with District decision makers for their consideration.

### Response 9.2

The commenter states that MORCA is concerned about bias and discrimination against mountain bikers in the GDP.

The District has discussed the feasibility of authorizing mountain bike use in the Plan Area with the California Coastal Conservancy, California State Parks, and other agencies. These parties have acknowledged that, because of the expansiveness of the Park, various means should be authorized to enable the public to enjoy and experience the Park's Back Country Unit including its proposed campgrounds by hiking, equestrian use, and mountain bike riding.

In addition to administrative, educational, and grazing functions, the numerous extant park roads and firebreaks that connect the Rancho Cañada, Front Ranch, and the Back Country Units may adaptively include a specific use (such as hiking only) or combined uses (such as hiking, equestrian use, and mountain biking). Combined-use trails would employ signage instructing users about proper trail etiquette as is the case at other combined-use trail throughout the United States.

Mountain bike use would be permitted in the Park with specific restrictions, similar to those for hikers and equestrians. All hikers, equestrians, and mountain bikers would require permits to access the Back Country Unit. The permit system would identify the maximum number of users allowed to use the Back Country Unit daily. Mountain bikes would also require a permit to access the Rancho Cañada and Front Ranch Units to minimize potential conflicts between hikers, equestrians, and mountain bikers in "high-traffic areas."

The commenter does not provide specifics about the implied bias in the IS-MND, but references subsequent comments. These specific concerns are addressed in Responses 9.3 through 9.22, below.

### Response 9.3

The commenter states that the IS-MND does not mention the cattle ranching that occurs at the Park. The commenter states that cattle ranching results in environmental effects. The commenter asks what measures will be in place to ensure the safety of park users in relation to the presence of cattle.

Cattle ranching and grazing currently occur in the Park. The current grazing lease term for the Park has been extended and will expire in 2024. Because ranching and grazing are ongoing practices in the Park, they are considered as part of the environmental setting and baseline and not as a new project that would be facilitated by the GDP. The IS-MND is intended to address environmental

impacts associated with buildout of the GDP, not ongoing existing conditions. Therefore, specific environmental impacts resulting from cattle ranching and grazing were not analyzed in the Draft IS-MND.

### **Response 9.4**

The commenter states that the IS-MND should be revised to state that public access to the Front Ranch Unit has been for hikers only and that bicycle access ends at the Front Ranch Unit boundary.

As stated on page 6 of the Draft IS-MND, “the Front Ranch Unit is currently accessible by permit only when accessing the Park via SR 1 or the South Bank Trail entrances. The Park can be accessed permit-free when accessed via the Ranch Cañada Unit.” The Back Country Unit is not currently open to public access. However, the GDP would permit hikers, equestrians, and mountain bikers in the Back Country Unit with the required permits and mountain bikes would also require a permit to access the Front Ranch Unit to minimize potential conflicts between hikers, equestrians, and mountain bikers in high-traffic areas. The Front Ranch and Back Country Units would not be restricted to hikers only. Please refer to Response 9.2 for a discussion of bicycle use in the Park.

### **Response 9.5**

The commenter states that the IS-MND should describe the involvement of volunteer focus groups in GDP development, including reports submitted by MORCA and other groups.

The comment that the IS-MND should describe the involvement of volunteer focus groups in the GDP development is noted. Reports submitted by MORCA, local government staff, and agencies have been incorporated and noted in the GDP. Specifically, Appendix A of the GDP includes a list of comments on the GDP. The IS-MND analyzes the environmental impacts of the GDP, which incorporated public comments on development of the Park. No further response or revisions to the IS-MND are required.

### **Response 9.6**

The commenter states that the IS-MND should be revised to state that public access to date in the Front Ranch Unit has been for hikers only.

Please refer to Response 9.4 for a discussion of future bicycle and hiker use in the Park. Biking is currently prohibited in the Park and page 6 of the IS-MND has been revised as follows:

Available parking at the Park includes the large parking lot assessed via Carmel Valley Road that previously served the golf course use on the Rancho Cañada Unit. It is anticipated that the majority of Park visitors would use this parking lot. In addition, the Park contains a 53-car gravel-surfaced parking lot, located in proximity to the Historic Barn at the Palo Corona Regional Park Front Ranch Unit. Since its construction in 2015, the parking lot has been used for a few special events, in alignment with the County’s permitted use for that site and park. Visitors can access the Park by vehicle and parking in the available lots or foot and bicycle traffic. However, bicycle use is currently prohibited in the park and bicycles should be parked at the entrance.

The revision listed above does not alter the findings or analysis of the IS-MND, rather the suggested revision merely clarify exiting setting information.

**Response 9.7**

The commenter states that they concur with some of the project components listed in the IS-MND. The commenter states that MORCA can provide trail design expertise and volunteer labor.

The comment and the offer of assistance is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**Response 9.8**

The commenter asks why page 13 of the IS-MND mentions pedestrian trails but does not describe bicycle access.

Page 13 of the IS-MND lists GDP project components, including components related to multi-use trails and trail connectivity. Project components related to multi-use trail access include mountain bikes. The comment that the GPD should include additional mention of mountain bike trails is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**Response 9.9**

The commenter states that trail improvements should benefit all user groups, not just hikers, and that MORCA can assist with trail design/realignment work.

The comment that trail improvements should benefit all user groups and offer for assistance with trail design herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**Response 9.10**

The commenter states that page 13 of the IS-MND should include mountain bike events in its list of potential events in the Back Country Unit.

Please refer to Response 9.8 for a discussion of GDP project components and multi-use trails in the Park. Because the GDP does not propose mountain bike events, such events are not analyzed in the IS-MND. The commenter's preference that such events be included is noted and hereby shared with District decision makers for consideration.

**Response 9.11**

The commenter states that the project description should include a description of the permit system for mountain bikers and equestrians. The commenter describes the permit system as discriminatory.

Please refer to Response 9.2 for a discussion of the permit system envisioned in the GDP. As noted therein, the permit requirements for the Back Country Unit is the same for all types of users and is therefore not discriminatory. However, unlike pedestrians, mountain bikes would also require a

permit to access the Rancho Cañada and Front Ranch Units to minimize potential conflicts between hikers, equestrians, and mountain bikers in “high-traffic areas.”

### **Response 9.12**

The commenter states that the IS-MND traffic section describes a permit system for mountain bikers, but that the GDP does not mention such a system.

Please refer to Response 9.2 for a discussion of the permit system envisioned by the District as part of the GDP. Page 15, *Project Description*, of the IS-MND has been revised as follows to acknowledge the proposed permit system in the Park:

- Mountain bike use would be permitted in the Park with specific restrictions, similar to those for hikers and equestrians. All hikers, equestrians, and mountain bikers would require permits to access the Back Country Unit. Mountain bikers and equestrians would be limited to 50 permits for each use per day. Mountain bikes would also require a permit to access the Rancho Cañada and Front Ranch Units to minimize potential conflicts between hikers, equestrians, and mountain bikers in “high-traffic areas.”

The revision listed above does not alter the findings or analysis of the IS-MND because permits for mountain bikers and equestrians were analyzed throughout the IS-MND, including Section 17 *Transportation*, and have been added to the project description for clarification.

### **Response 9.13**

The commenter states that MORCA is opposed to a discriminatory permit system for cyclists. The commenter questions the basis and legality of such a system.

Please refer to Response 9.2 for a discussion of the permit system envisioned in the GDP. The comment that MORCA is opposed to the permit system in the GDP is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

### **Response 9.14**

The commenter states that there are more local mountain bikers than equestrians, and thus the limit of 50 bikes and 50 horses per day in the Park is not practical. The commenter states that their comments also apply to Appendix E.

Please refer to Response 9.2 for a discussion of the permit system envisioned for the Park and to Response 9.17 for a discussion of the letter included as Appendix E. The comment that the number of permits for mountain bikers and horses is impractical is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

### **Response 9.15**

The commenter states that the IS-MND’s projection of a three to seven year timeline for opening up the Park to bicycles and equestrians is too slow, and that an immediate temporary permit system could be implemented.



The commenter's preference to allow mountain biking in the near-term is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

### **Response 9.16**

The commenter states that the IS-MND traffic section describes a permit system for mountain bikers, but that the GDP does not mention such a system and requests clarifications on Appendix E.

Please refer to Response 9.2 and 9.12 for a discussion of the permit system envisioned by the District as part of the GDP. Appendix E of the Draft IS-MND was written by Rafael Payan, General Manager of the District and is on the District letterhead. The letter included in the appendix is the Monterey Peninsula Regional Park District Park Usage Letter that describes proposed uses and trips associated with those uses. The letter can be viewed as an appendix to the Final IS-MND. Please refer to Response 9.17 for a discussion of the letter included as Appendix E.

### **Response 9.17**

The commenter states that Appendix E is an unsigned memo with no letterhead or identifying information. The commenter states that the letter's author appears to have unilaterally created discriminatory limitations against mountain bikers and equestrians, without rationale. The commenter states that if the letter was written after August 1, 2018, then it unlawfully includes new information in the IS-MND that was not subject to public review in the GDP.

Appendix E is a letter from the District written by Rafael Payan, General Manager, on the District letterhead to Rincon Consultants, who authored the IS-MND. The District acknowledges that the letter attached as Appendix E to the Draft IS-MND was not the final version of the letter that was signed on the District letterhead. The correct version of the letter has been attached as Appendix E to the Final EIR. The content of the letter is the same as was circulated as part of the Draft IS-MND and would not alter the findings or analysis of the IS-MND.

The letter is dated March 25, 2019 and signed by Rafael Payan. The letter provided supplemental information to inform the environmental review. The GDP is a guide for planning and development in the Park and does not include every existing or proposed District policy for the Park. Thus, the referenced letter was sent to Rincon Consultants during preparation of the IS-MND to provide information pertinent to the environmental review; such communication between a lead agency and an environmental review author is standard during the CEQA process and is not unlawful. The GDP and the IS-MND were released concurrently for public review. The IS-MND includes the letter as Appendix E. While the letter is dated later than the GDP, the documents were posted for public review at the same time.

### **Response 9.18**

The commenter states that MORCA is disturbed by the District's discrimination against mountain bikers, both at the Park and at other properties.

Please refer to Response 9.2 for a discussion of mountain bike use in the Park. The comment regarding discrimination against mountain bikers is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

### **Response 9.19**

The commenter states that public lands run by other entities in the area do not impose permits and quotas on cyclists. The commenter asks why the District proposes these practices in the Park.

The comment regarding permits for mountain bikers in other public lands is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

### **Response 9.20**

The commenter encourages a collaborative relationship between the District and MORCA and states that MORCA could donate volunteer hours towards trail maintenance.

The comment is noted and is herewith shared with District decision makers for their consideration.

### **Response 9.21**

The commenter summarizes comments regarding the permit/quota system on cyclists. The commenter states that the GDP should either be amended to remove discriminatory practices, or should be revised to provide full disclosure.

Please refer to Response 9.2 regarding mountain bike use in the Park. The comment regarding permits for mountain bikers in other public lands is noted and herewith shared with District decision makers for their consideration.

### **Response 9.22**

The commenter requests that MORCA be advised of future meetings and documents pertinent to public use of the Park.

The comment does not pertain to the adequacy of the IS-MND or discuss the CEQA process. However, MORCA has been added to the District's mailing list to receive notification of future meetings and documents posted on the District's website.

# California Native Plant Society

Monterey Bay Chapter, P.O. Box 221303, Carmel, CA 93922

July 29, 2019

Letter 10

Monterey Peninsula Regional Park District  
4860 Carmel Valley Road  
Carmel CA 93923

The Monterey Bay Chapter of the California Native Plant Society submits the following comments on the Palo Corona Regional Park General Development Plan IS-MND:

The MB-CNPS has concerns about the adequacy of botanical surveys for the Palo Corona Regional Park (PCRP). The IS-MND has no link to any plant surveys. There does not seem to be a credible survey for the entire park that would have surveyed for all species during multiple months of the growing season and over several years to account for variability due to rainfall and other growing conditions. We see scattered plant lists for grazing plot studies, invasive weed detections, and a Front Biologic Resource project, but none covered the entire property at a consistent time. We are concerned that when projects are proposed and the appropriate surveys are conducted, the lack of a complete park wide survey will not allow for an accurate assessment of how significant the quality of a project's flora is in relation to the remaining undeveloped habitats in PCRP. When selecting locations for projects or other developments, we strongly advocate for the avoidance of impacting habitats that are of high quality as measured by the lack of non-native and invasive plants and the dominance of native plant cover. In all cases, maximum effort should be made to steer development to areas of lesser quality that are without special status plants and are already degraded by invasive or non-native plants.

10.1

10.2

The IS-MND does not adequately identify special status plants to be protected from impacts of future projects. Specifically, we request that the special status plant species include the CRPR (CNPS) List 4 species. The general plan of the adjacent Carmel Area State Parks includes CNPS List 4 species as special status plants. These List 4 plants are of limited distribution and have the potential to become rare. Your previous studies such as the Grassland Management and Weed Management Plans included List 4 species and surveys did find some present in PCRP.

10.3

This would include those observed in Palo Corona (from the Grassland Management Plan Report and the Weed Management Plan Report):

Arctostaphylos hookeri ssp hookeri  
Ceanothus rigidus  
Chorizanthe douglasii  
Clarkia lewisii  
Lomatium parvifolium  
Leptosiphon grandiflorus  
Mimulus rattanii  
Piperia michaelii

And from the Carmel Area State Park DEIR, the following List 4 species have potential to occur:

Astragalus nuttallii var nuttallii  
Castilleja latifolia  
Corethrogyne leucophylla  
Eriogonum elegans  
Grindelia hirsutula var maritima  
Iris longipetala  
Sidalcea malachroides  
Ophiglossum californicum  
Rosa pinetorum



It is highly unlikely that *Clarkia jolonensis* has a known occurrence in PCRCP. Historical records for these CNDB records are currently being reviewed. Plants identified as *Clarkia jolonensis* are likely *C. lewisii*. *Clarkia jolonensis* is now recognized not to occur in coastal areas.

10.4

To ensure that impacts can be reduced to less than significant, the BMP's need to be modified as follows:

10.5

BMP-1. Surveys should also identify high quality native plant habitat in addition to special status plants and sensitive plant communities. Surveys should assess presence of non-native and invasive plants and the cover of native plant species.

BMP-2 Special status plant surveys need to include all CRPR listed plants (CNPS list 1,2 and 4).

BMP-3. Surveys for plants must include all CRPR listed plants (CNPS L1, 2 and 4).

BMP-9 WEAP should also include training for trail clearing and maintenance crews to recognize the relevant native and non-native plants and develop techniques of clearances that prioritize removal of non-native plants and retention of native plants to the maximum possible extent.

BMP-10 Weed management plan - We want to ensure that weed management extends beyond specific project impacts by implementing an aggressive weed management plan for the entire PCRCP. We particularly emphasize the need to monitor trail and roadsides for the spread of non-natives as they are the main vector for spreading weeds into surrounding habitats. Early detection needs to not only focus on the 28 candidate invasive species, but also on identifying any non-native that is starting to spread and become invasive. There are many species that can become invasive, such as Pink clover (*Trifolium hirtum*), Narrow-leaved clover (*Trifolium angustifolium*), Vetch (*Vicia villosa*), and other mustard species (*Brassica rapa*, *Hirschfeldia incana*). The Grassland Monitoring Report contains a more complete list of non-native exotic plants to consider in a weed management plan.

A BMP is needed for trail maintenance to ensure that trailside brushing does not allow for non-native and invasive species to spread into high quality habitat. An expanded WEAP for trail brushing should educate workers about which non-native species to remove and which native species to protect. In other parks, decades of trail clearing has led to a conversion to invasive weediness along many trailsides.

10.6

The BMP for trall maintenance must address the significant role that routes play in vectoring invasive plants into wild lands. Excessive cutting of plants along shoulders of trails spreads and creates disturbed areas that cause non-native and invasive plants to thrive and spread into the surrounding

10.7

areas. Many trails in existing parks have trailsides dominated by non-native plants such as Italian thistle, Bur-chervil, Sock-destroyer (Torilis) and many non-native grass species. We request that route maintenance be more selective to maintain native plants, while focusing on the removal of non-native plants. Trail crews must be trained to recognize native plants and to focus on removal of non-native species and their work must be fully integrated into a weed management plan.



We are concerned that while the IS-MND addresses the immediate short term impacts when implementing projects, the long term impacts of use and the management of the new infrastructure are not considered or potentially mitigated. Examples would be the long term spread of non-native and invasive plants by ongoing management such as brushing around trails or camping areas. The IS-MND does not reference a weed management plan to address the long term affects of projects that could degrade habitats through the spread of weeds. All projects must have a dedicated and funded plan to monitor for emergence of non-native and invasive plants resulting from the disturbance in implementing the project.

10.8

MB-CNPS is very hopeful that the Regional Park District will make good use of studies such as Grassland Management and Weed Management to develop and maintain PCRP in a manner that preserves the richness of its biological resources and controls or restores those areas that are presently degraded. This will take a sincere commitment of resources and diligent monitoring to catch degrading conditions. We welcome requests for our help in your efforts.

10.9

Thank you for your consideration.

A handwritten signature in blue ink that reads "Donna Burych".

Donna Burych, Conservation Chair, Monterey Bay Chapter CNPS



Dedicated to the preservation of California native flora





## Letter 10

**COMMENTER:** Donna Burych, Conservation Chair, California Native Plant Society Monterey Bay Chapter

**DATE:** July 29, 2019

### Response 10.1

The commenter states that the IS-MND does not link to any plant surveys and that a credible survey for the entire park has not been prepared.

The biological resources analysis did not include focused botanical surveys of the entire 3,800 acre Park. Due to the programmatic nature of the GDP and IS-MND, such project-specific surveys would be impractical. Additionally, Park improvements would only constitute a small percentage of the Park and the majority of the Park would remain as untouched open space. Therefore, there is no need for surveying the entire Park since it would not be developed. Park improvements would also be phased over time and if all surveys took place at this time they may be outdated at the time of future development.

As noted in Section 9 of the IS-MND, under *Best Management Practices*, several BMPs are included in the GDP to minimize potential environmental effects associated with implementation of GDP projects. This includes Biological Resources Screening Assessment (BMP-1), Special Status Plant Species Surveys (BMP-2), Special Status Plant Species Avoidance, Minimization, and Mitigation (BMP-3), and Restoration and Monitoring (BMP-4). BMP-4 would be implemented when state listed special status plants or non-listed special status plant populations cannot be avoided and would be impacted by development under the GDP. BMP-4 would require development of a restoration plan that would include goals of the compensatory mitigation, maintenance, monitoring, and adaptive management.

### Response 10.2

The commenter states that impacts to high quality habitats should be avoided when planning development projects within the Park.

Impacts to sensitive natural communities and habitats occupied by special status species would be avoided through BMPs included in the GDP. Specifically, the Biological Resources Screening Assessment (BMP-1), Special Status Plant Species Surveys (BMP-2), Special Status Plant Species Avoidance, Minimization, and Mitigation (BMP-3), and Restoration and Monitoring (BMP-4). Specifically, BMP-3 states that projects that would impact special status plants should be re-designed, if feasible, to avoid impacting plan species and special status plan species should be avoided during construction with the use of bright orange protective fencing. The recommendation to avoid high quality habitats is noted and herewith shared with District decision makers for their consideration.

### Response 10.3

The commenter requests that the IS-MND require protection for California Rare Plant Ranking (CRPR) List 4 Species, and provides a list of such plant species within the Park.

It is an industry standard that species with CRPR lists 3 and 4 are generally not sufficiently rare that project impacts would result in the jeopardy of a local or regional population, and as such are not addressed under CEQA. The activity and types of projects proposed under the GDP (i.e., trail improvements, staging areas in previously developed portions of the park, minor trail connectors, and bridge repairs) would not result in substantial loss of individual plants or jeopardize local populations. However, the District has decided to include CRPR lists 3 and 4 species in this analysis. Revisions to the IS-MND in response to this comment include the addition of 28 CRPR lists 3 and 4 species to Appendix C and revisions to the number of sensitive plant species with potential to occur in the project vicinity on pages 45, 46 and 50 of the Final IS-MND.

#### **Response 10.4**

The commenter states that *Clarkia jolonensis* is unlikely to occur in the Park and that plants identified as *Clarkia jolonensis* are likely to actually be *Clarkia lewisii*.

The comment is noted and herewith shared with District decision makers for their consideration. At the time of this response, CDFW has not removed these occurrences from the California Natural Diversity Database. Therefore, no revisions to the IS-MND are warranted.

#### **Response 10.5**

The commenter provides text recommendations for revising certain Best Management Practices (BMPs) listed in the GDP.

Regarding BMP-1: The proposed BMP follows industry standards for documenting existing conditions and assessing impacts that could be considered significant under CEQA. As part of the screening process, biologists routinely map and document the condition of natural vegetation communities, to form the basis an impacts analysis. The purpose is not necessarily to quantify the specific composition or quality of the vegetation community; however, floristic surveys that would be required under BMP-2 follow protocol that require an identification of all plant species present and a quantification of vegetation cover. As drafted, BMP-1 specifies a biological assessment that would be sufficient to assess potential impacts under CEQA from those projects prosed under the GDP. No further response is required.

Regarding BMP-2: Please see Response 10.3 for a discussion of why CRPR lists 3 and 4 species are generally not evaluated for impacts under CEQA; however the District has decided to include these species in this analysis. Addition of CRPR lists 3 and 4 species would not require revisions to BMP-2 because there is only one new species that has an occurrence within five miles of the Park. Other lists 3 and 4 specie have low potential to occur in the Park. Additionally, any floristic survey conducted following the protocols established by CDFW and USFWS is required to identify all observed plants to the species-level. As such, surveys would, by definition, identify CRPR lists 3 and 4 species. No further response is required.

Regarding BMP-3: The IS-MND is only evaluating impacts from the proposed project activities that would be conducted under the GDP. This includes exclusively low-impact activity with small disturbance footprints, such as existing trail improvements, small trail connectors, bridge improvement and staging areas, most of which is proposed for areas of existing disturbance and development. As such, impacts to plant species would be very small, and the loss of a small number of individuals of species that are rare because they have a limited distribution are not expected to result in the jeopardy of the species, or the jeopardy of local or regional populations. Proposed

mitigation is designed to address potential impacts to species where the loss of even a single individual could result in a significant impact under CEQA. No further response is required.

Regarding BMP-9: The WEAP is designed to give non-biologists that would be conducting project activities sufficient training to be aware of environmental regulations and procedures for avoiding and mitigation environmental impacts. It is unrealistic to expect untrained individuals to identify plants, or to develop plans for designed to protect native plants and remove invasive plants. Any management of invasive species would be addressed in the Weed Management Plan, and any required avoidance measures would be developed by the qualified botanist based on the results of the BMP-1 project-specific Biological Resources Screening and Assessment. No further response is required.

Regarding BMP-10: The GDP has identified a specific set of projects that would be developed under the plan and does not propose development of the entire Park. A limited number and types of projects that would be implemented under Plan were analyzed as part of the IS-MND. Park-wide maintenance activity was not analyzed in the IS-MND because the GPD focuses on implementation of specific projects. As such, the GDP cannot include measures or BMPs that require park-wide weed management. The comment is herewith shared with District decision makers for their consideration. No further response is required.

### **Response 10.6**

The commenter states that a BMP is needed for trail maintenance to ensure that trailside brushing does not allow for the spread of non-native and invasive species.

Non-native invasive species are addressed in BMP-10 to prepare an Invasive Weed Prevention and Management Program and WEAP training is addressed in BMP-9. Please refer to Response 10.5 for a discussion of revisions to the BMPs.

### **Response 10.7**

The commenter states that a trail maintenance BMP should address the potential of trail routes to disturb habitat along the trail sides and adjacent areas. The commenter requests that trail maintenance includes maintenance of native plants and be integrated into a weed management plan.

Impacts from non-native invasive species would be reduced with implementation of BMP-10 to prepare an Invasive Weed Prevention and Management Program for individual projects within the Park. Additionally, as part of individual project implementation, projects would be required to complete a Biological Resources Screening Assessment (BMP-1) to determine the potential for sensitive habitat within the project vicinity. If projects have the potential to impact sensitive habitat BMP's including BMP-2, Special Status Plant Species Surveys, and BMP-3, Special Status Plant Species Avoidance, Minimization, and Mitigation, would be implemented. The current BMPs are sufficient and thus no revisions to the IS-MND are required in response to this comment.

### **Response 10.8**

The commenter expresses concern that the IS-MND addresses short-term impacts of projects but does not consider or mitigate long-term impacts, specifically related to non-native and invasive plant management.



The effects of new trail use, new campground use, and other new amenities and maintenance activities were considered throughout the IS-MND analysis. Generally, proposed trails would use existing access roads and campgrounds in the back country would be minimal. With the implementation of a weed management plan and other BMPs included in the IS-MND, impacts to biological resources would be less than significant under CEQA. Please refer to pages 19 and 20 of the Draft IS-MND for a full list of BMP's included in the GDP.

### **Response 10.9**

The commenter states that they hope that the District will maintain the Park in a manner that preserves and restores biological resources.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.



The local and historic  
**Esselen Tribe of Monterey County**  
PO Box 95, Carmel Valley, CA 93924  
Esselentribe.org

RECEIVED  
AUG 27 2019

Letter 11

June 28, 2019

**Our Mission Statement:**

To preserve and to protect our cultural heritage and ancestral sacred sites, namely of the Esselen, Rumsen, Chalone, Sureño and Guatcharrone people, which includes but is not limited to the villages of Achasta, Chalon, Echilat, Ensen, Excelen, Esslenajan, Ixchenta, Jojopan, Kuchun, Pachepas, Sargenta-Ruc, Soccoronda, ad Tucutnut, located within sacred pre-historic and historic tribal lands of Monterey County, California.

Rafael Payan, PhD.  
P.O. Box 233340  
Carmel, California 93922

Dear Dr. Payan,

The Esselen Tribe of Monterey appreciates the opportunity we had to meet with you on June 26, 2019 to discuss and share comments on the draft Environmental Impact Report for Monterey Peninsula Regional Parks District's new park at Palo Corona.

11.1

Thank you for keeping us informed of future dates and opportunities to provide input as we move forward to share our culture and to help in preservation of the many Native American cultural resources located on the Park Lands with the MPRPD.

*Tom Little Bear Nason*

Tom Little Bear Nason  
Tribal Chairman  
831-214-5345  
[tribalchairman@esselentribe.org](mailto:tribalchairman@esselentribe.org)

*The Esselen Tribe of Monterey County is dedicated to preserving our ancient indigenous connection to our ancestral cultural heritage, language and traditional ceremonial practices while protecting and preserving our sacred homelands along the Santa Lucia Mountains of Big Sur, Carmel Valley and Monterey County.*

## Letter 11

**COMMENTER:** Tom Little Bear Nason, Tribal Chairman, Esselen Tribe of Monterey County

**DATE:** June 28, 2019

### **Response 11.1**

The commenter states that the Esselen Tribe of Monterey County appreciated the opportunity to discuss the GDP CEQA document during an in-person meeting.

The comment is noted and is herewith shared with District decision makers for their consideration.

Letter 12

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Comment to EIR for Palo Corona Development Plan  
**Date:** Thursday, June 13, 2019 4:54:19 PM

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** Jean Rasch <jeanrasch@gmail.com>  
**Sent:** Friday, May 17, 2019 8:20 AM  
**To:** Rafael Payan <payan@mprpd.org>; snoll@designworkshop.com  
**Subject:** Comment to EIR for Palo Corona Development Plan

Please submit these comments to the public comment record.

Thank you for your work.

I have tried my best to attend workshops on the proposed plans and to vote my choices. I notice that 56% of online voters voted to maintain Native Open Space. I am one of those 56%. I wish for the upper reaches of the park, past the Rancho Canada area, to be left undeveloped for other than hikers and for the trails to not be subjected to a publicity blitz. My biggest concern is that Palo Corona lands will become another tourist destination, spoiling the beauty and serenity of this property. I fear that because we "can" develop the park, we will. I oppose that. I sense a huge fatigue in local residents, who have lost the quiet and tranquility of 30 and 40 years ago to over-tourism. Please do not make this park a tourist destination by "developing" it. Please do not allow bikes to access through Fish Ranch. Please continue to forbid dogs, who disrupt the wildlife. Two hikes ago my husband and I saw the mountain lion above the barn. She was majestic. We will never see her again if dogs are ever allowed there, should the grazing contract end. On our last walk, we reached Animus Pond, where I started crying, feeling the peace and beauty. That is not possible with too many people on the trails. That is not achievable with bicycles on the trails. There are bike trails through Fort Ord land a plenty for bikers; we do not owe bikers mechanical access to rugged terrain that is required for rejuvenation of an exhausted public. Please preserve our treasure. Sincerely,  
Jean Rasch, Monterey, CA

12.1

12.2

## Letter 12

**COMMENTER:** Jean Rasch

**DATE:** May 17, 2019

### **Response 12.1**

The commenter states that they support maintaining open space in the Park. The commenter describes concerns related to development of the Park leading to tourism that would impact the tranquil natural setting.

The commenter's concerns are noted. Note that the implementation of the GDP includes preservation of the vast majority of the Park as open space, particularly in the Back County Unit. Access would be moderated by use restrictions and permit requirements for the Front Ranch and Back Country Units to ensure that the Park maintains a tranquil natural setting. Please refer to Response 9.12 for more information on the permitting process and Section 9, *Description of Project*, of the IS-MND for the vision for the Park under the GDP.

### **Response 12.2**

The commenter expresses a preference to forbid bicycle access and dogs through Fish Ranch. The commenter states that bicycles, dogs, and too many people on the trails would disturb wildlife, and that there are other nearby places that already provide space for bicyclists.

The comment is noted and is herewith shared with District decision makers for their consideration. Note that dogs would be allowed off-leash only at the dog park, and on-leash only on select portions of the Rancho Cañada Unit, and bicycle use would be limited by a permitting system.

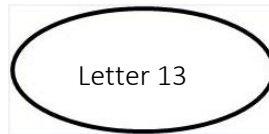
**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Cc:** [Kelly McCullough](#); [Shuran Parker](#); "[Whilden, Michael x5364 <WhildenM@co.monterey.ca.us>](#)" ([WhildenM@co.monterey.ca.us](#)); [Rafael Payan](#)  
**Subject:** FW: CEQA and public comment period ending May 29, 2019  
**Date:** Tuesday, May 21, 2019 12:49:16 PM

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good afternoon:

Below please find comments submitted by Linda Mullally re: the CEQA review for the PCR/RCU GDP.

THX - Rafael



---

**From:** Linda Mullally <lindabmullally@yahoo.com>  
**Sent:** Sunday, May 19, 2019 8:16 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Cc:** Linda Mullally <lindabmullally13@gmail.com>; Linda Mullally <lindabmullally@yahoo.com>; David S. Mullally <dave93923@gmail.com>  
**Subject:** CEQA and public comment period ending May 29, 2019

With regards to the Initial Study and the Draft Mitigated Negative Declaration for the Palo Corona Regional Park, I support the dog park.

Creating a fenced off leash dog playground within the Rancho Canada Unit, will mitigate the potential problem of dogs being set off leash in other areas of the park as dog owners search for opportunities to let dogs do what dogs naturally need - off leash space to run, play and burn off excess energy. The fenced dog park would provide a safe appropriate community space for this activity, ensuring that wildlife and other park users are not impacted by the presence of dogs.

In addition, a community dog park/dog playground in the targeted area parallel to Carmel Valley Road along the 10th hole with its separate parking serves the needs of the more senior and less mobile dog owner members of the community. The dog park would provide a safe venue, where seniors or persons with mobility issues can exercise their dogs while offering an opportunity for both canine and human socialization.

Natural disasters such as the fires in recent years, have demonstrated the need for a location that can be quickly converted to a permanent emergency command center. A fenced dog park could become part of an instant staging area in times of emergency especially if it is designed with those logistics in mind.

Rancho Canada's dog friendly trails connecting the dog and bicycle friendly Southbank Trail to the Discovery Center have become an important and appreciated benefit to dog owners and a trail extension from the Discovery Center to the dog park would be a natural compliment. Dog owners from the surrounding neighborhoods would walk to the dog park, rather than adding traffic to Carmel Valley Road and taking up parking spaces.

On the note of the Southbank Trail, a bicycle-friendly path to connect Southbank Trail to the Discovery Center is an essential element to serve the transportation and recreation needs of the community. Rancho Canada is positioned as a vital link to eventually connect more of the surrounding valley and coastal neighborhoods safely off of Carmel Valley Road. A bicycle friendly stitch to the Discovery Center could be an immediate promising first step.

Linda B. Mullally

13.1

13.2

13.3

13 Hacienda Carmel  
Carmel, CA 93923  
831 915-2866

## Letter 13

**COMMENTER:** Linda Mullally

**DATE:** May 19, 2019

### **Response 13.1**

The commenter describes their support for adding a dog park to the Park.

The comment is noted and is herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

### **Response 13.2**

The commenter describes benefits of the proposed emergency incident command center/staging area.

The comment is noted and is herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

### **Response 13.3**

The commenter describes the importance of the Park's trail connections and states that a bicycle-friendly connection from the South Bank Trail to the Discovery Center would be beneficial. The commenter states that the dog park would reduce vehicle traffic because nearby residences would walk to the dog park instead of driving to other parks.

As shown on Figure 4, Rancho Cañada Unit, of the IS-MND, trails on the former golf course connect the South Bank Trail to the Discovery Center. It should be clarified that bicycle use in the Park would be limited by a permit system, as described in Response 9.12. The comment related reduced vehicle traffic from the dog park is herewith noted and shared with District decision makers for their consideration.



Letter 14

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Cc:** [Kelly McCullough](#); [Shuran Parker](#); "[Whilden, Michael x5364 <WhildenM@co.monterey.ca.us>](#)" ([WhildenM@co.monterey.ca.us](#)); [Rafael Payan](#)  
**Subject:** FW: FENCED IN OFF LEASH DOG PARK AND EMERGENCY STAGING AREA.  
**Date:** Tuesday, May 21, 2019 12:45:36 PM

---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Good afternoon:

Below please find comments by Fran and Norm Leve re: the CEQA review for the PCR/P/RCU GDP.

THX - Rafael

-----Original Message-----

From: Norman Leve <[normanleve@icloud.com](mailto:normanleve@icloud.com)>  
Sent: Monday, May 20, 2019 9:50 PM  
To: Rafael Payan <[payan@mprpd.org](mailto:payan@mprpd.org)>  
Subject: FENCED IN OFF LEASH DOG PARK AND EMERGENCY STAGING AREA.

Dear Rafael,

Fran and I would like to have our thoughts included, along with others, in support of the fenced in, off leash, dog park and emergency staging area.

The area under consideration, for this much needed project, is simply ideal. The location will give members of our community easy access from all points and is uniquely located so that, in the event of an emergency, first responders will have a staging area from which they can reach all populated areas quickly.

In addition to the above benefits, the location, having a hard surface path, will allow people with mobility issues a place where they can enjoy the outdoors, socialize with fellow dog lovers while allowing their four legged friends a place to play and exercise.

We believe that the dual use, the location, and the added benefit of a facility that will allow a people with mobility issues a place to enjoy our wonderful park area will be a real asset for our community, now and for generations to come.

We hope that we will see this project move from a dream to reality in the near future.

Best regard,

Fran and Norm Leve

14.1

## Letter 14

**COMMENTER:** Fran and Norm Leve

**DATE:** May 20, 2019

### **Response 14.1**

The commenters express their support for the dog park, based on a variety of potential benefits.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

Letter 15

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Palo Corona Regional Park General Development Plan  
**Date:** Thursday, June 13, 2019 4:46:58 PM

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** David S. Mullally <dave93923@gmail.com>  
**Sent:** Monday, May 20, 2019 3:39 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Cc:** David S Mullally <dave93923@gmail.com>; lindabmullally@yahoo.com  
**Subject:** Palo Corona Regional Park General Development Plan

I have read with great interest the Palo Corona Regional Park General Development Plan and have the following input and comments:

15.1

Having assisted in spearheading the inclusion of an Off-Leash Dog Park in the general plan, I, along with, I am sure, the over 400 local community members who supported the inclusion of an Off-Leash Dog Park in the plan and who sent emails in support, attended multiple park board meetings, and continue to converse excitedly about the hopefully soon to be constructed Off-Leash Dog Park, a hearty “Three Cheers” to the inclusion of the Off-Leash Dog Park in the General Development Plan.

And the stroke of genius of combining the Emergency Incident Command Base for fire/flood or other emergencies to have a predetermined and well planned location to protect the community during those unfortunate events, with the Off-Leash Dog Park location, is a wonderful multi-use of the facility to serve diverse needs.

In addition, the Multi-Use Trails whereby pedestrians, families, dogs on leash, bicyclists, elderly, and physically challenged, can all have access between the South Bank Trail and the park Discovery Center, is a far-sighted and inclusive bit of planning.

15.2

The Off-Leash Dog Park, with it’s existing former golf cart paths, will allow seniors and those with mobility challenges, to enjoy the park with their pooches, and to socialize with other dog owners, in a safe, comfortable and accessible venue.

As mentioned at numerous Park Board meetings, we have a significant number of dog owners in our local community who are fully prepared and able to provide time and energy in whatever way the Park District feels is best, to support the Off-Leash Dog Park.

And the dream come true, of having a multi use trail from the Park west to the Carmel River State Beach, where the entire family, including kids with their bikes and the four legged family members could travel without the need for automobiles and the danger of busy streets and highways, would be wonderful to see eventually come to be.

Two Thumbs Up! and Happy Tails Waggin' for the Palo Corona Regional Park General Development Plan.



Dave

David S. Mullally  
[dave93923@gmail.com](mailto:dave93923@gmail.com)

## Letter 15

**COMMENTER:** David Mullally

**DATE:** May 20, 2019

### **Response 15.1**

The commenter expresses support for the dog park, and praises the proposed dual use of the dog park as an emergency response staging area.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

### **Response 15.2**

The commenter expresses support for various components of the trail improvements that are included in the GDP.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

Letter 16

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog Park in Rancho Canada  
**Date:** Thursday, June 13, 2019 4:38:50 PM

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** Amy Anderson <carmelcellogal@comcast.net>  
**Sent:** Tuesday, May 21, 2019 5:13 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Cc:** Amy Anderson <carmelcellogal@comcast.net>  
**Subject:** Dog Park in Rancho Canada

I love it that we are getting closer to a real dog park! It is a wonderful resource for the many people in the area. Seniors like a safe place to take their dogs (ie, fenced), it is good socialization for the people as well as their dogs, And this kind of fenced area could be used for emergency situations when needed.

16.1

Please keep moving this forward. Thank you so much!!!

Best, Amy

Amy Anderson  
25010 Outlook DR  
Carmel, CA 93923  
(H) 831-626-4066

## Letter 16

**COMMENTER:** Amy Anderson

**DATE:** May 21, 2019

### **Response 16.1**

The commenter describes their support for the dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.



**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog park  
**Date:** Thursday, June 13, 2019 4:40:49 PM

---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

-----Original Message-----

From: CreedJelly <[bajarisuzie@gmail.com](mailto:bajarisuzie@gmail.com)>  
Sent: Tuesday, May 21, 2019 3:48 PM  
To: Rafael Payan <[payan@mprpd.org](mailto:payan@mprpd.org)>  
Subject: Dog park

We love the dog park

The community warmth is grown when our dogs can meet and the owners connect with one another There is only good Will amongst the the park participants We support the dog park

Sent from my iPhone

17.1



## Letter 17

**COMMENTER:** Suzie Bajari

**DATE:** May 21, 2019

### **Response 17.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

Letter 18

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog park  
**Date:** Thursday, June 13, 2019 4:36:31 PM

---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

-----Original Message-----

From: Sally Baumgartner <pvsally@aol.com>  
Sent: Tuesday, May 21, 2019 8:29 PM  
To: Rafael Payan <payan@mprpd.org>  
Subject: Dog park

I have a Lab who is my best friend and constant companion since my husband passed away two years ago! I used to take my dog to the Carmel beach every morning and would welcome a “park like” place to visit! I’m confused as to whether dogs would have to be on leash in the dog park..... if off leash how would this be managed? If I’m required to have my dog leashed I could just walk her in my Carmel neighborhood!

18.1

Sent from my iPhone

## Letter 18

**COMMENTER:** Sally Baumgartner

**DATE:** May 21, 2019

### **Response 18.1**

The commenter describes their support for a dog park. The commenter asks whether or not dogs would be required to be on-leash within the proposed dog park.

Dogs would be allowed to be off-leash within the proposed fenced dog park area. On trails that allow dogs, leashes would be required. For more information, refer to Section 9, *Description of Project*, of the IS-MND, under the heading *Off-Leash Dog Park and On-Leash Dog Access*.

The commenter's support for the dog park is noted and herewith shared with District decision makers for consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

Letter 19

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: dog park  
**Date:** Thursday, June 13, 2019 4:38:28 PM

---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

-----Original Message-----

From: danjean36@aol.com <danjean36@aol.com>  
Sent: Tuesday, May 21, 2019 5:52 PM  
To: Rafael Payan <payan@mprpd.org>  
Subject: Re: dog park

I strongly believe in this dog park ! It will keep all dogs on leash in the rest of the park! Also will serve seniors like myself with mobility issues for safe exercise and opportunities to meet other people ! Being fenced it will an integral part of emergency center ! Thank you. Jeannie Borden, Carmel

Sent from my iPad

## Letter 19

**COMMENTER:** Jeannie Borden

**DATE:** May 21, 2019

### **Response 19.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and is herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog Park  
**Date:** Thursday, June 13, 2019 4:42:07 PM



---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

-----Original Message-----

From: Mac Clark <mac@purgeusa.com>  
Sent: Tuesday, May 21, 2019 3:28 PM  
To: Rafael Payan <payan@mprpd.org>  
Subject: Dog Park

Almost completed the survey - but did not complete - due to required my birth date and month

20.1

What has this got to do with the Dog Park?

My birth date and month is NOT YOUR BUSINESS!

Sorry - but will not complete your survey.

Anne Clark  
Hacienda Carmel

## Letter 20

**COMMENTER:** Anne Clark

**DATE:** May 21, 2019

### **Response 20.1**

The commenter states that they chose not to complete the online survey about the GDP because the survey required respondents to share their date of birth.

The comment does not conflict with or discuss the findings of the IS-MND. The comment pertains to a survey that was posted on the District website. Date of birth was not required to provide comment on the IS-MND. The public comment period for the IS-MND is now closed. Please contact the District directly regarding comments that were not submitted due to objections to the District website questionnaire format.

## Letter 21

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Proposed dog park  
**Date:** Thursday, June 13, 2019 4:39:10 PM

---

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** Pamela Crabtree <pamelacatecc@gmail.com>  
**Sent:** Tuesday, May 21, 2019 4:37 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Proposed dog park

I couldn't state too strongly my support for a dog park. It is greatly needed in this area. The only available opportunities for giving dogs much needed off leash exercise are not really available for people with disabilities. It is necessary to have an off leash area that is fenced in for the ability of people who can't chase after a dog in training and to prevent the harassment of wildlife. This dog park will provide a much needed resource for local homeowners as well as helping ensure that visitors keep their dogs leashed in the rest of the park and other areas. The park also serves to preserve a staging area for use during wildfires and other natural disasters.

21.1

- Pamela Crabtree, Carmel



## Letter 21

**COMMENTER:** Pamela Crabtree

**DATE:** May 21, 2019

### **Response 21.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

Letter 22

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Support for Rancho Canada dog park  
**Date:** Thursday, June 13, 2019 4:39:29 PM

---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

-----Original Message-----

From: Andrea Edwards <adedwards8@hotmail.com>  
Sent: Tuesday, May 21, 2019 4:17 PM  
To: Rafael Payan <payan@mprpd.org>  
Subject: Support for Rancho Canada dog park

I am writing to voice my strong support of building fenced dog parks at Rancho Canada as soon as possible. I am a full-time Carmel resident and a dog owner. Being able to allow my dog to socialize freely in a safe environment is extremely important to me, as is the chance for dog owners of all physical abilities to have a place to let their dogs exercise off leash. In addition, the dog park would provide the following benefits:

1. Dog park keeps dog on leash in the rest of the park,
2. Dog park serves seniors and people with mobility issues for safe exercise plus opportunities to connect with people.
3. Fenced dog park will be an integral part of an emergency command center.

I think this is a perfect location for fenced dog parks, and I hope that they are available for use very soon!

Sincerely,  
Andrea Edwards  
831-747-0052  
Adedwards8@hotmail.com

22.1

## Letter 22

**COMMENTER:** Andrea Edwards

**DATE:** May 21, 2019

### **Response 22.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and is herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

Letter 23

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Palo Colorado Regional Park - Dog Park  
**Date:** Thursday, June 13, 2019 4:35:15 PM

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** mikey@mhagerty.com <mikey@mhagerty.com>  
**Sent:** Tuesday, May 21, 2019 11:35 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Palo Colorado Regional Park - Dog Park

I am writing in support of a fenced Dog Park as a portion of the PCRP. As a resident of Monterey County (Mid-Carmel Valley) I am eager to see the County include such a facility and believe it would benefit both residents and visitors.

23.1

A fenced Dog Park would make it clear to all visitors to PCRP that unleashed dogs are only permitted within the fenced area and dogs must be kept on leashes in the rest of the park.

As my wife and I are seniors and need an area for the safe exercise of our dogs and an opportunity to connect with others who would be exercising their dogs at the park.

I understand that the area tentatively identified for the dog park will become an integral part of an emergency command center. In an emergency we understand that the dog park might not be available in full or part -- a reasonable trade-off for the benefit of having a Dog Park in other than emergencies.

Donna and Michael Hagerty  
27911 Berwick Drive  
Carmel, CA 93923

--

Michael Patrick Hagerty <[mikey@mhagerty.com](mailto:mikey@mhagerty.com)>  
"Basset Hounds deliver true dog satisfaction...."

## Letter 23

**COMMENTER:** Donna and Michael Hagerty

**DATE:** May 21, 2019

### **Response 23.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and is herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

## Letter 24

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: support for the Palo Corona Regional Park - Dog Park  
**Date:** Thursday, June 13, 2019 4:40:24 PM

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** jdhang@cs.com <jdhang@cs.com>  
**Sent:** Tuesday, May 21, 2019 4:02 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** support for the Palo Corona Regional Park - Dog Park

Hi,

Want to express my 100% support for the dog park.

Dogs are members of the family and this area (which is known to have a lot of dog owners) needs a safe and sizable area to play and socialize.

It will serve many benefits for the community as well.

1. Dog park keeps dogs on leash in the rest of the park,
2. Dog park serves seniors and people with mobility issues for safe exercise plus opportunities to connect with people.
3. Fenced dog park will be an integral part of an emergency command center.
4. More attendance and use for the overall park.

It is due time for an area of this size and renowned pet-friendly reputation to have an official dog park now vs. later. We all know that if it is not "approved" now it will at best be many many decades later, if ever.

Thank you,  
John H

24.1

## Letter 24

**COMMENTER:** John Hang

**DATE:** May 21, 2019

### **Response 24.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging. The commenter states that if a dog park is not approved now, it could take many years to approve one.

The comment is noted and is herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

Letter 25

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Support for Dog Park  
**Date:** Thursday, June 13, 2019 4:41:02 PM

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** Anne Hess <annephess@sbcglobal.net>  
**Sent:** Tuesday, May 21, 2019 3:38 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Support for Dog Park

To Whom it May Concern:

I wish to make known my continued support for the proposed Dog Park at Rancho Canada. The following are 3 benefits which the park would provide:

25.1

1. Dog park keeps dogs on leash in the rest of the park,
2. Dog park serves seniors and people with mobility issues for safe exercise plus opportunities to connect with people.
3. Fenced dog park will be an integral part of an emergency command center.

Thank you for your continued interest/support in making this dog park a reality as it will become a valuable asset to the community.

Sincerely,

Anne Hess  
Carmel Valley



## Letter 25

**COMMENTER:** Anne Hess

**DATE:** May 21, 2019

### **Response 25.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and is herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

Letter 26

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: dog park supporter  
**Date:** Thursday, June 13, 2019 4:37:49 PM

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** Hali Jones <nomoh8ing@gmail.com>  
**Sent:** Tuesday, May 21, 2019 6:44 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** dog park supporter

Greetings tireless advocates and representatives for the Palo Corona dog park. Great to hear how you've included benefits for local and county requirements aside from just benefits for dog enthusiasts. Well done.

26.1

I'll read the biblical length report and reply to that also.

Thank you again and always,

Hali Jones and Papoose.

P.S. Do you know if other requests for use of the park have encountered as many snags as the dog park seemingly has? Or is this S.O.P?

26.2

## Letter 26

**COMMENTER:** Hali Jones

**DATE:** May 21, 2019

### **Response 26.1**

The commenter expresses thanks for the GDP's benefits to the community.

The comment is noted and is herewith shared with District decision makers for their consideration. No further response is required.

### **Response 26.1**

The commenter asks if development of a dog park has encountered more delays than other aspects of the GDP.

The proposed dog park is included as a component of the GDP, and thus is undergoing environmental review concurrently with the other components of the GDP. As such, it has not experienced more delays than other components of the GDP.

Letter 27

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog Park  
**Date:** Thursday, June 13, 2019 4:36:57 PM

---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

-----Original Message-----

From: Karen Schofield <[diverindeep@me.com](mailto:diverindeep@me.com)>  
Sent: Tuesday, May 21, 2019 6:59 PM  
To: Rafael Payan <[payan@mprpd.org](mailto:payan@mprpd.org)>  
Subject: Dog Park

I am in full support of a nice enclosed, OFF LEASH dog park at Rancho Canada.

In my recent travels in Northern California I came upon a few enormous, beautiful dog parks that were located in less populated & not as well funded counties.

For a so called dog friendly area, there are so few safe off leash areas for our active 4 legged friends.

The only enclosed dog pen is a tiny, nasty, dusty, dirt square near the the Monterey cemetery. Why would I make my dog play in a place where I don't even want to let my shoes touch?

Please move forward on bringing to fruition the proposal for a large, fenced dog park for we the people of the Carmel-Monterey area.

27.1

Karen Schofield, RN  
Master Scuba Diver  
Underwater Photographer

## Letter 27

**COMMENTER:** Karen Schofield

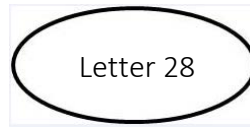
**DATE:** May 21, 2019

### **Response 27.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog Park support  
**Date:** Thursday, June 13, 2019 4:37:26 PM  
**Attachments:** [image001.png](#)



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYR/FYR THX

---

**From:** Lawrence Wallace <larry@larell.com>  
**Sent:** Tuesday, May 21, 2019 7:16 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Dog Park support

Carmel Valley is a very dog friendly area but has no dog park. It is important to have a controlled area to allow our dogs to be able to play off leash and enjoy the outdoors as we do. Having the dog park will keep dogs from being in other areas of the park and valley off leash which will be safer for all, including the dogs. It is very important to provide this for the myriads of dog owners (and taxpayers) of the Monterey peninsula and Carmel Valley.

28.1

I urge you to proceed with the project.  
Thank you  
Dr Lawrence Wallace

Lawrence N Wallace DDS  
The Larell One Step Denture  
Phone: 831.659.9300  
[www.larelldentures.com](http://www.larelldentures.com)



## Letter 28

**COMMENTER:** Lawrence Wallace

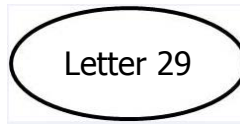
**DATE:** May 21, 2019

### **Response 28.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: The Rancho Canada Dog Park  
**Date:** Thursday, June 13, 2019 4:38:07 PM



---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

-----Original Message-----

From: Judi Wallner <judiwallner@comcast.net>  
Sent: Tuesday, May 21, 2019 6:31 PM  
To: Rafael Payan <payan@mprpd.org>  
Subject: The Rancho Canada Dog Park

I would like to register my support for the dog park. I'm a senior and having fun with my Norwich Terrier Pippa, making new friends in the area with people who have dogs and getting exercise for both Pippa and myself are important parts of my life. We loved the other dog park which was closed down. It was wonderful to have a place to let Pippa run free but it was fenced in so I knew that she would be safe. Taking her for walks on a lease in my neighborhood doesn't get either of us the same amount of companionship or exercise. The dog park would be a welcome addition to our community and would provide safe shelter for pets in times of catastrophe physical events like fires, etc. I hope that the Monterey Peninsula Regional Park District will recognize the importance of the park to the citizens (and dogs) of our community and grant their permission to proceed with this project.

Most sincerely,  
Judi Wallner and Pippa Ann  
P.O. Box 535, Carmel 93921

29.1



## Letter 29

**COMMENTER:** Judi Wallner

**DATE:** May 21, 2019

### **Response 29.1**

The commenter describes their support for a dog park. The commenter states that the dog park would provide shelter for pets during catastrophes.

The commenter's support for a dog park is noted. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

Letter 30

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: IN SUPPORT OF THE RANCH CANADA DOG PARK  
**Date:** Thursday, June 13, 2019 4:33:46 PM  
**Attachments:** [image001.jpg](#)

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** Sonia Blue <sblue5958@gmail.com>  
**Sent:** Wednesday, May 22, 2019 7:06 AM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** IN SUPPORT OF THE RANCH CANADA DOG PARK

TO WHOM IT MAY CONCERN,

I am writing in support of the Rancho Canada Dog Park. As a long time resident of the Monterey Peninsula and a long time responsible dog owner I have experienced the multiple benefits of a community dog park. Dog parks often serve as a community-building hub where all people can connect with each other in nature and socialize. Whether you're a dog owner or simply a dog lover, this dog park will invite all to enjoy the beauty of nature, fresh air, exercise and take pleasure in happy dogs frolicking and playing. The Rancho Canada Dog Park is a boon to our community as the fenced park can also function as an integral part of an emergency command center if needed. In addition the park provides a space for seniors and people with mobility issues to enjoy safe exercise and socialize, thereby reducing isolation. While the park designates a leash-free area for dogs, the rest of the park requires dogs to be leashed, thereby providing an enjoyable experience for everyone.

30.1

Our community needs the Rancho Canada Dog Park!

Thank you.

Sonia Blue and Luli

LULI SMOOCHES NEW GLASSES.jpg



## Letter 30

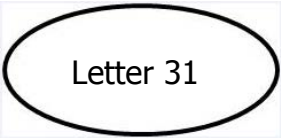
**COMMENTER:** Sonia Blue

**DATE:** May 22, 2019

### **Response 30.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.



**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dogpark  
**Date:** Wednesday, June 12, 2019 5:34:48 PM

---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

-----Original Message-----  
From: Annette Hoff <[annette20@sbcglobal.net](mailto:annette20@sbcglobal.net)>  
Sent: Wednesday, May 22, 2019 9:48 PM  
To: Rafael Payan <[payan@mprpd.org](mailto:payan@mprpd.org)>  
Subject: Dogpark

Hello: we really truly need a dog park in our area - please make this happen. I have a dog that loves to play but can't be trusted to be off leash in open areas. A dog park would enhance our lives immeasurably. Annette Hoff, Carmel Valley

31.1

## Letter 31

**COMMENTER:** Annette Hoff

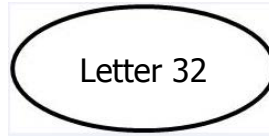
**DATE:** May 22, 2019

### **Response 31.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: DOG PARK @ PALO CORONA PARK  
**Date:** Wednesday, June 12, 2019 5:35:35 PM  
**Attachments:** [image1.jpeg](#)



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

---

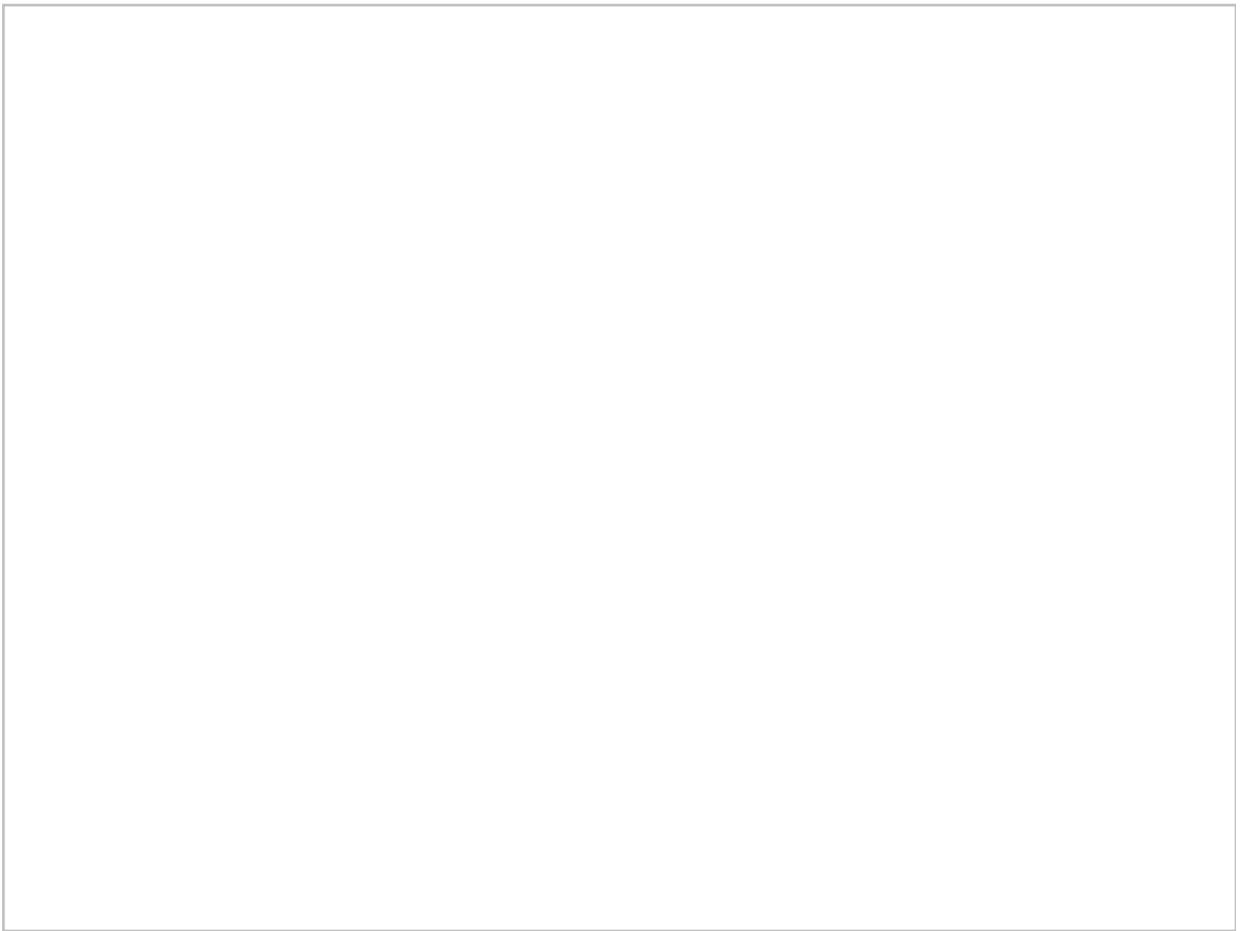
**From:** Thomas McGurn <tomcgurn@gmail.com>  
**Sent:** Wednesday, May 22, 2019 5:06 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** DOG PARK @ PALO CORONA PARK

I urge you to approve and implement the proposed off leash dog park on the old Ranch Canada golf course. It will be a great asset for the large local dog community. The existing cart paths will offer access to people who are mobility challenged. Having a large secure off leash space will encourage people to comply with on leash requirements in other areas of Palo Corona. The space will also serve as an emergency command center.

32.1

Finnegan and I are looking forward to being a regular at the park.

Tom McGurn  
2737 Calle La Cruz  
Carmel 93923



Sent from my iPad



## Letter 32

**COMMENTER:** Thomas McGurn

**DATE:** May 22, 2019

### **Response 32.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

Letter 33

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Support for Dog Park  
**Date:** Wednesday, June 12, 2019 5:37:43 PM

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** James Michel <6jimichel6@gmail.com>  
**Sent:** Wednesday, May 22, 2019 12:51 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Support for Dog Park

I'm in favor of the dog park for the following reasons:

First, the dog park encourages and justifies keeping dogs on leash in the rest of the park!

Second this dog park serves seniors and people with mobility issues for safe exercise plus opportunities to connect with people.

And third, our fenced dog park will be an integral part of a valuable emergency command center.

Thank you for your support as well!

DoctorJames Michel  
(831) 869-6821

--

All the best to you,  
Dr. James Michel, FAAFP

33.1

## Letter 33

**COMMENTER:** James Michel

**DATE:** May 22, 2019

### **Response 33.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

A rectangular box containing the text "Letter 34" which is circled in black.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog park  
**Date:** Wednesday, June 12, 2019 5:38:45 PM

---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

-----Original Message-----

**From:** Margaret Renaut <teedup1@comcast.net>  
**Sent:** Wednesday, May 22, 2019 10:09 AM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Dog park

Please support creating a dog park in Palo Corona regional park. It would especially help dogs getting safe off leash exercise with owners who have some mobility issues.

Margaret Renaut

Sent from my iPhone

## Letter 34

**COMMENTER:** Margaret Renault

**DATE:** May 22, 2019

### **Response 34.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.



**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog Park At Palo Corona regional Park  
**Date:** Wednesday, June 12, 2019 5:38:18 PM

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYF THX

**From:** ELIZA SCHRECKENBERGER <eecm@comcast.net>  
**Sent:** Wednesday, May 22, 2019 11:38 AM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Dog Park At Palo Corona regional Park

Dear Sirs/Madames,

I am emailing my support and concerns to you to emphasize my wishes that a dog park be included in the future of Palo Corona regional Park. 35.1

Our community is so dog friendly and we are in great need for a formal maintained Dog Park. 35.2

We have 2 well behaved large dogs who respond to voice commands and we do not like to walk them on leash.They don't get the exercise they need on a lease. We are disappointed that the PCRCP is not allowing the greater area to be used as Garland Ranch is, as an off leash property but understand the public input. However our area is promoted as such a dog friendly area it seems that maybe, the off lease policy was not reviewed enough. There are many parks that dont allow dogs in the area so this is an opportunity to meet the local communities needs for a dog friendly park which represents our community..... not outlying ones or visitors to the area. After all most locals love dogs and would not be here if they didn't, you cant escape them.

It is essential that a fenced area for free running dogs is incorporated in the plan as it serves multiple community needs. 35.3

Access for seniors or special need people on flat walkways.

Dual purpose for emergency command in fire season if need be.

I would also want to add the area needs to be sizable, perhaps 10 acres or more if possible.

It needs to be maintained from weeds and if a watering system can be used to

maintain grass that would be the ultimate.

I am happy to speak to anyone regarding my suggestions.

I feel I represent many locals as I have now lived on the peninsula for more that 30 years.

Regards,

Eliza . Schreckenberger



## Letter 35

**COMMENTER:** Eliza Schreckenbered

**DATE:** May 21, 2019

### **Response 35.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

### **Response 35.2**

The commenter describes the need for a dog park and states the preference that all of the Park allow dogs off-leash.

The commenter's preference is noted. Note that land management by the District involves public access as well as environmental protection. Therefore, the GDP includes development of a dog park but includes leashing restrictions elsewhere, to limit wildlife disturbance.

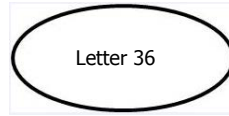
### **Response 35.3**

The commenter describes the importance of a fenced dog park area and provides several recommendations for its design, including the opinion that the dog park should be 10 acres or more in size and should be maintained with watered grass.

Based on Figure 4 of the Draft IS-MND, the dog park is planned to be between one and two acres in size. The dog park's grass would be maintained by the District, which would include watering. The commenter's preference for a larger dog park is noted and herewith shared with District decision makers for consideration.



**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog Park  
**Date:** Thursday, June 13, 2019 4:34:46 PM



---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYF THX

-----Original Message-----

From: Gwen Shield <gwenshield1938@gmail.com>

Sent: Wednesday, May 22, 2019 6:47 AM

To: Rafael Payan <payan@mprpd.org>

Subject: Dog Park

My dog Willow will not stop talking about. I am a senior (young) ha ha, the park is such an opportunity for many of the people at Pacific Meadows. Many of the resident's have dogs, look how much land there is, surely enough. Thank you Gwen Shield.....

36.1

## Letter 36

**COMMENTER:** Gwen Shield

**DATE:** May 22, 2019

### **Response 36.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog Park at Palo Corona  
**Date:** Wednesday, June 12, 2019 5:29:49 PM



---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

-----Original Message-----

From: Mike Blum <didimao@gmail.com>  
Sent: Thursday, May 23, 2019 7:06 PM  
To: Rafael Payan <payan@mprpd.org>  
Subject: Dog Park at Palo Corona

I just wanted to express my support for a dog park at Palo Corona. Yes for people who have well trained dogs Garland, the beach and the Quail field are great resources. But the closest gated dog park is in Seaside. And for the dog owners who don't have the time or resources to let their dogs run free without worry this is a great thing.

37.1

Mike Blum

## Letter 37

**COMMENTER:** Mike Blum

**DATE:** May 23, 2019

### **Response 37.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog park at Palo Corona  
**Date:** Wednesday, June 12, 2019 5:34:17 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

---

**From:** susan haigh-bishop <haighbishop@yahoo.com>  
**Sent:** Thursday, May 23, 2019 7:31 AM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Dog park at Palo Corona

Aloha all:

as a volunteer at the discovery center as well as a resident of Carmel Valley a dog park is so important for this area. Great for our pets and for the park to have a designated area for off lease fun for our furry partners.

38.1

Please move forward with the park and we look forward to participating.

Mahalo and bark.

susan haigh-bishop

## Letter 38

**COMMENTER:** Susan Haigh-Bishop

**DATE:** May 23, 2019

### **Response 38.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Fenced dog park at Palo Corona  
**Date:** Wednesday, June 12, 2019 5:30:28 PM



---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

-----Original Message-----

From: Patricia Murphy <pcmurphy57@gmail.com>  
Sent: Thursday, May 23, 2019 6:38 PM  
To: Rafael Payan <payan@mprpd.org>  
Subject: Fenced dog park at Palo Corona

While my current dogs are great off leash, there was a time when they were younger when I could not let them run outside of a fenced area. And dogs need to run, as well as socialize with other dogs, in a safe space. There is so much room at Palo Corona, I think it would be fair to create a fenced dog park there. They may want to consider two separate areas, big dog and little dog spaces.  
Sent from my iPhone

39.1

## Letter 39

**COMMENTER:** Patricia Murphy

**DATE:** May 23, 2019

### **Response 39.1**

The commenter describes their support for a dog park, and recommends consideration of separate areas for big dogs and little dogs.

The commenter's support and recommendation are noted. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.





**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog park at Palo Corona -- strongly in favor  
**Date:** Wednesday, June 12, 2019 5:27:55 PM

---

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

---

**From:** Robert W Rice <[bobrice@sbcglobal.net](mailto:bobrice@sbcglobal.net)>  
**Sent:** Thursday, May 23, 2019 9:28 PM  
**To:** Rafael Payan <[payan@mprpd.org](mailto:payan@mprpd.org)>  
**Subject:** Dog park at Palo Corona -- strongly in favor

Hello:

My wife and I and our family and our neighbors and our dogs are all in favor of a dog park at Palo Corona park. Can't think of a better use for a portion of that fabulous new park. Would also like to see a small ampitheater for small music groups or other entertainment.

Bob Rice

40.1

## Letter 40

**COMMENTER:** Bob Rice

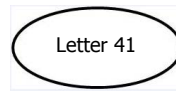
**DATE:** May 23, 2019

### **Response 40.1**

The commenter describes their support for a dog park and an amphitheater.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog park  
**Date:** Wednesday, June 12, 2019 5:29:10 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

---

**From:** Lorraine Yglesias <[lorraineyglesias@hotmail.com](mailto:lorraineyglesias@hotmail.com)>  
**Sent:** Thursday, May 23, 2019 8:15 PM  
**To:** Rafael Payan <[payan@mprpd.org](mailto:payan@mprpd.org)>  
**Subject:** Dog park

Hello

Submitting my comments in support of a dog park. This is good way to keep control and at same time provide an open space for canines. Thank you for all the great work you do.

41.1

Lorraine Yglesias Rice  
Sent from my iPhone

## Letter 41

**COMMENTER:** Lorraine Yglesias

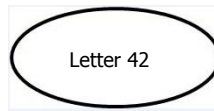
**DATE:** May 23, 2019

### **Response 41.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Palo Corona Dog Park public comments  
**Date:** Wednesday, June 12, 2019 5:28:50 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** Valerie Stack <valerie.stack@gmail.com>  
**Sent:** Thursday, May 23, 2019 10:12 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Palo Corona Dog Park public comments

I have lived in Carmel Valley for 27 years and I just don't understand why people say we "need" the Palo Corona dog park. 42.1

Honestly, dogs run without leashes on Carmel Beach, at the Carmel River Beach, at Garland Park, etc... We don't "need" another dog park.

A dog park will concentrate the urine in the ground just like it does near Garland Park parking lot at the bridge entrance. If you go by there in the summer time, it just reeks of dog urine. It's just gross and surely impacts the watershed. Many dog owners don't respect rules now on public lands - what makes the parks district think that dog owners will respect the rules of a space designated just for dogs? Problems will just be concentrated.

Why not create a park that will benefit everyone on the peninsula not just benefit the people who have and care for a certain type of pet?

Save the open space and let it be.

Thank you.

- Valerie Stack

## Letter 42

**COMMENTER:** Valerie Stack

**DATE:** May 23, 2019

### **Response 42.1**

The commenter questions the need for a dog park, noting other existing off-leash areas for dogs. The commenter states that a dog park would result in mistreatment of the land, including a concentration of dog urine that would impact the watershed.

The dog park would be approximately 0.25 mile from the Carmel River. At this distance, dog urine would not be expected to impact the watershed. However, the commenter's concern is noted regarding land management challenges in relation to heavy visitation by dogs. The comment is shared with District decision makers for their consideration.

### **Response 42.2**

The commenter expresses a preference for a park that benefits all user types, rather than only benefitting dog owners. The commenter states "save the open space and let it be."

Implementation of the GDP would allow for a dog park as well as multi-use trail access. The proposed dog park would occupy less than one tenth of one percent of land in the Park. The majority of the Park's open space would be preserved, and recreational use would be limited through implementation of a permit system.

**From:** Pamela Takigawa <[pamela@pamelatakigawa.com](mailto:pamela@pamelatakigawa.com)>  
**Date:** May 23, 2019 at 09:50:13 PDT  
**To:** [payan@mprpd.org](mailto:payan@mprpd.org)  
**Subject:** DOG PARK

Letter 43

Thank you for your continuing efforts and attentive listening to the Dog Park Proposal at Palo Corona Park.

43.1

My 11 year old dog and I really hope you will fulfill our dream with creating the fenced-in park. Sometimes we are just too achy to go for a long walk and we love to be off leash (but always respect leash laws.)

This park would give us a place to exercise and play with other furry friends especially on days we can't go for a long walk. We have a friend who is a greyhound and she loves to run but needs to have limits w fencing. We would love to watch her run in a safe environment.

We understand that the park will also sub as an emergency command center when needed. Seems like all of the citizens, four and two legged, will benefit from this grand plan.

Sincerely with all the best,

Pamela, Jerry & Grace Takigawa

PS Harlee (the tabby pictured here) wants to know when there will be a cat park!  
HAHAHA. Herding cats comes to mind.  
[pamela@pamelatakigawa.com](mailto:pamela@pamelatakigawa.com)



## Letter 43

**COMMENTER:** Pamela Takigawa

**DATE:** May 23, 2019

### **Response 43.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.



**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Dog park at Palo Corona  
**Date:** Wednesday, June 12, 2019 5:27:38 PM



---

CAUTION: This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

-----Original Message-----

From: lafnbarb@gmail.com <lafnbarb@gmail.com>  
Sent: Thursday, May 23, 2019 9:32 PM  
To: Rafael Payan <payan@mprpd.org>  
Subject: Dog park at Palo Corona

Hi!

44.1

My husband and I are in full support of a dog park!

Thanks,  
Barb and Steve Williams  
89 Boronda Road, Carmel valley, ca.

Sent from my iPad

## Letter 44

**COMMENTER:** Barb and Steve Williams

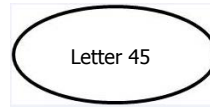
**DATE:** May 23, 2019

### **Response 44.1**

The commenters describe their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Palo Corona Regional Park - Dog Park  
**Date:** Wednesday, June 12, 2019 5:25:58 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** Pam Davis <pam3420@gmail.com>  
**Sent:** Friday, May 24, 2019 9:58 AM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Palo Corona Regional Park - Dog Park

I own property at Hacienda Carmel and having a fenced, large dog park within walking/driving distance is a very big plus for members of the Hacienda community!

While dogs within the "dog park" will be off leash, dogs in other parks of the park will be leashed. This dog park will greatly serve Seniors and especially people with mobility challenges - it gives them a way to safely exercise their dog(s) that they couldn't do if they needed to keep the dog on a leash!!

As an additional plus, this fenced area could be used by emergency vehicles, etc. as a "command" center for the area.

Please keep this information in mind when making your final decision!

--

Have a great day!!

Pam

## Letter 45

**COMMENTER:** Pam Davis

**DATE:** May 24, 2019

### **Response 45.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Rancho Canada Dog Park  
**Date:** Wednesday, June 12, 2019 5:21:32 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** Kathy Neff <[zenandnowcoach@msn.com](mailto:zenandnowcoach@msn.com)>  
**Date:** May 24, 2019 at 14:17:07 PDT  
**To:** "[payan@mprpd.org](mailto:payan@mprpd.org)" <[payan@mprpd.org](mailto:payan@mprpd.org)>  
**Subject:** Rancho Canada Dog Park

HI there,

This is pretty simple really:

There are **safe** playgrounds for children to run around free, play and make new friends, why not have the same for dogs.

46.1

For those of us who have no children, our dogs have become our children, our family, and they need a **safe** place to socialize, play, run free and have fun as well.

This was voted as the number 1 most dog friendly city (Carmel By The Sea) in the country, lets show everybody how its done AND why!!!

1. Dog park keeps dog on leash in the rest of the park,
2. Dog park serves seniors and people with mobility issues for safe exercise plus opportunities to connect with people.
3. Fenced dog park will be an integral part of an emergency command center.

Thank you for your time and consideration,  
Kathy B. Neff  
Monterey CA

## Letter 46

**COMMENTER:** Kathy Neff

**DATE:** May 24, 2019

### **Response 46.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Palo Corona dog park  
**Date:** Wednesday, June 12, 2019 5:26:39 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

---

**From:** Sandra Schachter <schachtersj@comcast.net>  
**Sent:** Friday, May 24, 2019 9:12 AM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Palo Corona dog park

Dear Mr. Payan

We would like to add our support for the establishment of a dog park at Palo Corona Park. There are so many dog owners, walkers, and lovers in Carmel VALley that it would be well used and an added attraction for park visitors. | 47.1

Thank you for considering our view.

Sandra Schachter

David Burbidge

74 Poppy Road, Carmel Valley, CA

## Letter 47

**COMMENTER:** Sandra Schachter

**DATE:** May 24, 2019

### **Response 47.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.



**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Yes on a Palo Corona Dog Park  
**Date:** Wednesday, June 12, 2019 5:21:58 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

---

**From:** Charles Young <seewhy93923@sbcglobal.net>  
**Sent:** Friday, May 24, 2019 8:30 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Yes on a Palo Corona Dog Park

A dog park at Palo Corona would be a wonderful addition to our dog friendly area. It could be a terrific tribute to Doris Day, and I would be happy to volunteer to assist in any way. | 48.1

Charles Young  
27005 Meadows Road  
Carmel, CA 93923

831-236-5392 cell

## Letter 48

**COMMENTER:** Charles Young

**DATE:** May 24, 2019

### **Response 48.1**

The commenter describes their support for a dog park. The commenter notes that they are available to contribute as a volunteer.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Cc:** [Kelly McCullough](#)  
**Subject:** FW: Dog Park  
**Date:** Wednesday, June 12, 2019 5:19:25 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

**From:** Donna Colliard <nonicolliard@gmail.com>  
**Sent:** Saturday, May 25, 2019 2:11 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Dog Park

1. Dog park keeps dog on leash in the rest of the park,
  2. Dog park serves seniors and people with mobility issues for safe exercise plus opportunities to connect with people.
  3. Fenced dog park will be an integral part of an emergency command center.
- This says everything!!  
Thank you for all your hard work!!!

49.1

## Letter 49

**COMMENTER:** Donna Colliard

**DATE:** May 25, 2019

### **Response 49.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: the park  
**Date:** Wednesday, June 12, 2019 5:19:54 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

---

**From:** pamelaharris <maisonparfait@yahoo.com>  
**Sent:** Saturday, May 25, 2019 12:00 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** the park

please know how important the new dog park is for seniors and everyone. we need a safe place to run our "best friends" and socialize our pets with other dogs. we gather at our temporary park at quail and everyone is very conscious about cleaning up after our dogs. seniors gather there to socialize and that is very important fr us. also, it is a win-win for dog lovers and for establishing an official the fire safety area..

50.1

please hurry as we seniors and our best friends are aging fast!!

thank you,

pamela and burt harris  
and winston harris, not quite AKC

## Letter 50

**COMMENTER:** Pamela Harris

**DATE:** May 25, 2019

### **Response 50.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Cc:** [Kelly McCullough](#)  
**Subject:** FW: Dog Park  
**Date:** Wednesday, June 12, 2019 5:18:24 PM

Letter 51

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

---

**From:** robert <bob3pat@yahoo.com>  
**Sent:** Monday, May 27, 2019 2:13 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Dog Park

My wife and I have high hopes that the proposed fenced "Dog Park" will become a reality. We are both in our "young eighties" and take our dog Heidi to the park whenever we can but it would be so much nicer to let her off lead to run and play with others. We think the park is a great asset for the community and we appreciate all of the hard work and dedication that has gone into it. Please approve a fenced "Dog Park".

Sincerely, Bob and Pat

Abbott

## Letter 51

**COMMENTER:** Bob and Pat Abbott

**DATE:** May 27, 2019

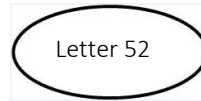
### **Response 51.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.



**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Cc:** [Kelly McCullough](#)  
**Subject:** FW: Palo Corona Regional Park - Dog Park  
**Date:** Wednesday, June 12, 2019 5:17:13 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR. THX

---

**From:** Terry Freeman <[tfreeman@terryfreemanassociates.com](mailto:tfreeman@terryfreemanassociates.com)>  
**Sent:** Monday, May 27, 2019 8:34 PM  
**To:** Rafael Payan <[payan@mprpd.org](mailto:payan@mprpd.org)>  
**Subject:** Palo Corona Regional Park - Dog Park

MPRPD Folks,

My husband, I and our dog live in Carmel Valley. We humans are both senior citizens. Our dog is a youngster. All three of us need exercise and social/mental stimulation! We are strongly in favor of providing a dog park at Palo Corona for the following reasons:

52.1

1. Dog park keeps dog on leash in the rest of the park,
2. Dog park serves seniors and people with mobility issues for safe exercise plus opportunities to connect with people.
3. Fenced dog park will be an integral part of an emergency command center.

Thank you for considering our concerns as you plan for the use of this fantastic resource!

Best,

Terry Freeman

## Letter 52

**COMMENTER:** Terry Freeman

**DATE:** May 27, 2019

### **Response 52.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Cc:** [Kelly McCullough](#)  
**Subject:** FW:  
**Date:** Wednesday, June 12, 2019 5:01:29 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR. THX

**From:** Eileen Harrington Robinson <ehrlight93@gmail.com>  
**Sent:** Wednesday, May 29, 2019 5:49 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:**

As a person who deals with dogs and people on a daily basis, I see the benefits this park can provide for this community. 53.1

Respectfully,  
Eileen Robinson

## Letter 53

**COMMENTER:** Eileen Robinson

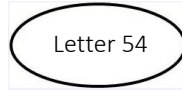
**DATE:** May 29, 2019

### **Response 53.1**

The commenter describes their support for a dog park.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: dog park.  
**Date:** Tuesday, June 11, 2019 5:04:29 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Hi Megan and Kari: FYI/FYR – Thanks, Rafael

---

**From:** pamelaharris <maisonparfait@yahoo.com>  
**Sent:** Thursday, May 30, 2019 7:07 PM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** dog park.

i'm a senior and i will really use and appreciate having an official dog park.

we need a place for our dogs to run and be free.

it is a drawing card for visitors as many come to our dog friendly area.

it will be a great place for dog people to socialize with each other and get advice from dog walkers and dog trainers who might frequent the park.

**MOST IMPORTANT: SOCIALIZED DOGS ARE FRIENDLIER AND BETTER BEHAVED AND ARE AN ASSET TO OUR COMMUNITY AND VISITORS ALIKE. I ENCOUNTER MANY VISITORS WHILE WALKING MY DOG IN CARMEL WHO ARE ENCHANTED BY MY FURRY COMPANION AND IMPRESSED BY HIS VERY SOCIALIZED DEMEANOR.**

**I LOVE THE IDEA OF THE DUAL USE OF THE SPACE FOR THE DOG PARK AND THE EMERGENCY SERVICES VEHICLES.**

**BURT HARRIS**

54.1

## Letter 54

**COMMENTER:** Burt Harris

**DATE:** May 30, 2019

### **Response 54.1**

The commenter describes their support for a dog park and for the proposed dual use of the dog park for emergency response staging.

The comment is noted and herewith shared with District decision makers for their consideration. Because the comment does not address the adequacy of the Draft IS-MND or CEQA process, no further response is required.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Palo Corona Feedback  
**Date:** Thursday, June 20, 2019 2:33:55 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI... THX

**From:** Leslie Johnson <[lesliekproperties@gmail.com](mailto:lesliekproperties@gmail.com)>  
**Sent:** Thursday, June 20, 2019 8:38 AM  
**To:** Rafael Payan <[payan@mprpd.org](mailto:payan@mprpd.org)>  
**Subject:** Palo Corona Feedback

Greetings,

At one time I heard that mountain biking roads, trails were in line somewhere in this park? This would be fantastic as there is a lack of riding opportunities in the valley.

55.1

The trails at Garland are too easy and not enough of them as well.  
What is the status of this?

Thank-you

Leslie K. Johnson, CRS  
DRE # 00976122  
Sotheby's International Realty  
831-238-0464

[lesliekproperties@gmail.com](mailto:lesliekproperties@gmail.com)

[carmellesliehomes.com](http://carmellesliehomes.com)



## Letter 55

**COMMENTER:** Leslie Johnson

**DATE:** June 20, 2019

### **Response 55.1**

The commenter expresses support for providing mountain biking opportunities in the Park, and requests information on this topic.

Mountain biking would be allowed throughout the Park. In the Back Country Unit, a permitting system would be utilized, allowing a maximum of 50 mountain bikes per day. Please refer to Response 9.2 for a discussion of mountain bike use in the Park.

The commenter's support for mountain biking opportunities is noted and herewith shared with District decision makers for their consideration.



**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Palo Corona  
**Date:** Thursday, June 20, 2019 2:42:48 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR. THX

**From:** Jean Rasch <jeanrasch@gmail.com>  
**Sent:** Thursday, June 20, 2019 7:26 AM  
**To:** Rafael Payan <payan@mprpd.org>  
**Subject:** Palo Corona

Dear Mr. Payan,

While you are collecting comments, please know that I hope the park remains undeveloped on the southern side of Carmel River. We need, more than anything, to protect quiet, serene places to hike and walk, free of dogs and bikes, which alter the wildlife. Any dog park should be along Carmel Valley Road, only. Multi use trails should go no farther than the river. The trail to the ocean should be pedestrian only. Bikes should not be allowed onto the Fish Ranch area or in the upper trails. Bikes are an unnatural disruption of the sounds and pace of nature and present mechanical disruption of natural wildlife habitation. Please do not over develop this beautiful area just because you can. We are all exhausted from over tourism and need a local retreat. Thank you. Jean Rasch

56.1  
56.2

## Letter 56

**COMMENTER:** Jean Rasch

**DATE:** June 20, 2019

### **Response 56.1**

The commenter encourages the District to maintain the southern side of Carmel River as undeveloped land. The commenter notes the importance of quiet places that preserve wildlife, and states that a dog park should be limited to the space along Carmel Valley Road.

Development in the Front Ranch and Back Country units would be limited to trail network improvements, educational opportunities, and the creation of primitive campsites and related facilities. As such, the vast majority of the Park on the southern side of the Carmel River would be preserved as open space. As shown in Figure 4 in the Draft IS-MND, the dog park would be located adjacent to Carmel Valley Road and the existing parking lot within the Rancho Cañada Unit.

### **Response 56.2**

The commenter states that the trail to the ocean should be pedestrian only, with multi-use trails not extending past the river, and bikes prohibited on the Fish Ranch area and in the upper trails. The commenter states that bikes disrupt wildlife, and encourages preservation rather than development.

The western limit of the Park is SR 1. The Park's trail network does not include a connection to the ocean. The Fish Ranch property is privately owned and is not part of the Park. Bicycles would be allowed throughout the Park but would be limited in number in the Back Country Unit to preserve open space and reduce disruption to wildlife. Signage would be utilized to discourage use conflicts and educate visitors. Please refer to Response 9.2 for additional discussion of bicycle use in the Park.

**COMMENTS: Palo Corona Regional Park General Development Plan and IS-MND.**

1. Newspaper articles, Exhibit A and Exhibit A1 and A2, two pages. The extension is most appreciated. However, neither article indicates where to get a copy of the plan. For people without computers, why are no copies at local libraries? Please explain in detail. No-website is listed, why not? Also, no source of funding is listed in either article. Article A1 seems to indicate that after comments are received a final study will be prepared with any updates necessary to address public concerns will be added before the entire plan goes to a hearing at the Park District board of directors for adoption. There is no mention of new CEQA documents which Monterey County says must be prepared. Explain why in detail. I will save the majority of my comments until the CEQA review incomplete.

57.1

57.2

57.3

In the meantime. Please explain in detail how the components of the Palo Corona Regional Park Plan preserve the rural character of Carmel Valley Master. This is the key policy of the Carmel Valley Master Plan. Thank you.

57.4

Margaret Robbins  


3850 Rio Road #26 Carmel, CA 93923  
 (831) 624-1153 June 25, 2019

A2

# LOCAL NEWS

Exhibit A

Tuesday, June 25, 2019 » MORE AT FACEBOOK.COM/MONTEREYHERALD AND TWITTER.COM/MONTEREYHERALD

montereyherald.com

PALO CORONA

## Environmental document review extended

By James Herrera

[jherrera@montereyherald.com](mailto:jherrera@montereyherald.com)  
[@jaherrera on Twitter](https://twitter.com/jaherrera)

**MONTEREY** » The public comment period for the Palo Corona General Development Plan environmental document has been extended again, this time to July 29, according to the Monterey Peninsula Regional Park District.

In a Herald report last week on the status of the Initial Study-Mitigated Negative Declaration, the Park District stated public comment and review was extended until June 28.

But soon after, Rafael Payan, the park district general manager, said the deadline would be extended another 30 days.

"I realized that some readers would be learning about the General Development Plan and its comment period as they read (the article)," said Payan.

The park district general manager said that reading the plan requires a bit of time as does the formulation of comments. "I want to make sure that anyone who wants to participate in the process has ample time to do so."

This will be the second extension the park district has issued for the declaration which provides environmental review for California Environmental Quality Act

clearance for the General Development Plan.

The first extension was because the correct version of the Palo Corona Regional Park General Development Plan was not available online, according to Karl Zalac, Rincon Consultants project manager. Rincon assisted the park district in preparing the declaration.

A letter dated June 20, notified the State Clearinghouse, which coordinates the state-level review of environmental documents that are prepared pursuant to CEQA, that the comment period would be extended to July 29.

Payan said protecting Palo Corona Regional Park is a top priority. "We are committed to providing the public with the opportunity to be heard on this project," he said.

### Review

FROM PAGE 2

Corona's natural and cultural resources, its significant role on the Central Coast, and the Rancho Cahuilla habitat restoration as it becomes part of the park, requires "a careful, deliberate and inclusive process that maximizes our opportunity to learn from the board and varied array

of perspectives we will receive during the plan's review and comment period and beyond."

Payan said the two extensions will not have financial implications on the plan's implementation and he does not anticipate a third extension.

"Our careful analysis of the public's comments will help us make better decisions related to the site's protection and its careful, limited development," said



VERM FISHER — MONTEREY HERALD  
Palo Corona Regional Park on April 9, 2014. Local park officials announced a working relationship between Corona Parklands and Point Lobos.

Payan.

A Strategic Plan "update" meeting will be held on Saturday from 9 a.m. to 1 p.m. at Oldemeyer Center in Seaside, to offer the public an opportunity for comment on the formulation and implementation of the Monterey Peninsula Regional Park District's 2020-2024 Strategic Plan which will be an important instrument in guiding the park district for the next five years.

dress public concerns," said Kari Zajac, Rincon Consultants' project manager. "The final Initial Study-Mitigated Negative Declaration and General Development Plan will then go to a hearing of the (park district board of directors) for adoption."

In a letter to the State Clearinghouse dated May 22, Monterey Peninsula Regional Park District general manager Rafael Payan extended the public comment period an additional 30 days and pegged the new end date to June 28.

The State Clearinghouse coordinates the state-level review of environmental documents that are prepared pursuant to the California Environmental Quality Act.

Payan was unavailable for comment on this story.

The declaration is the document that provides environmental review for California Environmental Quality Act clearance for the General Development Plan using the most recent California Environmental Quality Act guidelines checklist to determine if there are any impacts to the environment from implementing all the projects and actions listed in the plan.

Because the General Development Plan is a plan and not a project, the Initial Study-Mitigated Negative Declaration provides programmatic review of any projects or actions proposed by the plan.

"If there is potential for any of the projects proposed in the General Development Plan to impact the environment according to the checklist questions, then there are mitigation measures provided in the (Initial Study-Mitigated Negative Declaration) to reduce those impacts," said Zajac. "Any projects not currently described in the General Development Plan and the (Initial Study-Mitigated Negative Declaration), will need to do their own separate environmental review."

The General Development Plan applies to the



VERN FISHER - MONTEREY HERALD

Palo Corona Regional Park on April 9, 2014. Local park officials announced a working relationship between Corona Parklands and Point Lobos.

entire Palo Corona Regional Park, which includes three units: the Front Ranch, which covers about 600 acres, the 3,800-acre Back Country Unit, and the 140-acre Rancho Canada Unit.

The park was acquired through partnerships of the Nature Conservancy, the Big Sur Land Trust, the state of California, and the park district.

In 2004, the agencies collectively purchased the approximately 10,000-acre ranch. It was Monterey County's largest land conservation effort at the time. The former Palo Corona Ranch was then devoted to conservation and parkland and divided between the park district and the state Department of Fish and Wildlife. The southern 5,500 acres of the property became part of the existing Department of Fish and Wildlife's Joshua Creek Ecological Preserve, while the northern 4,350 acres became the district's newest park — Palo Corona Regional Park.

The park officially opened in 2005 with limited public access to the northern Front Ranch Unit.

In 2009, the Whisler-Wilson Ranch was added to the park and in April 2018 the district completed its acquisition of the Rancho Canada Unit, which expanded the park's parking and accessibility.

The plan document was commissioned by the district to investigate the range of recreation opportunities appropriate for the park through site assessment, master planning and public outreach.

A series of focus groups and public workshops were facilitated over the course of the project providing insight into the types of improvements and uses that the community felt were appropriate for Palo Corona Regional Park.

There was public support for several uses including a dog park at the Rancho Canada Unit, continued use of the former clubhouse for community and private events, and a push to introduce inclusionary and multi-use trails at Palo Corona.

The General Development Plan will serve as a road map for conversation, stewardship and public access to manage the 4,585 acres of valuable public open space and habitat, though everything presented in the plan is subject to approval by the board of directors.

In accordance with the Monterey Peninsula Regional Park District's mission, Palo Corona Regional Park is to be maintained for public enjoyment and its natural resources protected in perpetuity, and must provide recreation, educational and research opportunities while conserving the land's valuable natural resources.

Comments can be submitted to Monterey Regional Park District general manager, Rafael Payan, either by email, [payan@mprpd.org](mailto:payan@mprpd.org) or letter, P.O. Box 223340 Carmel, CA 93922, before 5 p.m. on June 28.

Contact reporter James Herrera at 831-726-4344.

Exhibit  
A-1  
2 pages

DEVELOPMENT

6/19/19

Exhibit A-1  
2 pages

# Palo Corona plan out review

Initial Study-Mitigated Negative Declaration review ends June 28

By James Herrera

*jherrera@montereyherald.com*  
*@jamerral on Twitter*

**MONTEREY** » An environmental document that will pave the way for the Palo Corona General Development Plan is currently out for public review and comment, giving the community a chance to further weigh in on the future of Palo Corona Regional Park.

The Initial Study-Mitigated Negative Declaration will be open for public comment until 5 p.m. on June 28. It was prepared by the Monterey Peninsula Regional Park District with the assistance of Rincon Consultants.

“Once the public comment period closes, we will respond to comments received on the environmental document. The final Initial Study-Mitigated Negative Declaration will then be prepared and include any updates necessary to ad-

PALO » PAGE 3



## Letter 57

**COMMENTER:** Margaret Robbins

**DATE:** June 25, 2019

### **Response 57.1**

The commenter requests information regarding accessing digital and hard-copy versions of the IS-MND.

The GDP and the IS-MND are available online from this website: <http://palocorona.org/documents/>. A hard copy was also available at the District office at 4860 Carmel Valley Road for the duration of the public review period.

To request access to document hard copies, please contact the District directly at (831) 372-3196.

### **Response 57.2**

The commenter requests information about the project's funding source.

As described in Section 6, *Setting*, of the IS-MND, the Park was acquired in phases by the District in partnership with other agencies and non-government parties. On-going management of the Park is the responsibility of the District, which is a public agency.

### **Response 57.3**

The commenter discusses the CEQA process, and states that they will provide comments after the Final IS-MND is prepared.

The comment indicates misunderstanding regarding the sequence of events in the project's environmental review process under CEQA. The Draft IS-MND that was posted for public review is the draft document of the project's environmental analysis. The public review period ended on July 29, 2019. The Final IS-MND includes public comments, responses to those comments, and revisions to the Draft IS-MND. There will be another opportunity for the public comment on the IS-MND during the Board hearing to adopt the Final IS-MND and GDP. The IS-MND provides the final CEQA document for the GDP. However, as individual projects are designed and implemented, subsequent project-specific environmental review may be required.

### **Response 57.4**

The commenter asks how the GDP would preserve the rural character of the Carmel Valley Master Plan.

As discussed on page 27 of the Draft IS-MND, "As a park development plan, the GDP would protect and enhance scenic qualities. All development facilitated by the GDP would be strategically placed in order to enhance public use while balancing the GDP's stewardship objectives. Preservation of the Park's visual character is a primary facet of the GDP. The District's management of the Park involves both conservation and public use. Therefore, the GDP would add structures that fit the public use needs of the Park's three Units, and would concentrate development in areas that already have structures or cleared/disturbed land." Therefore, the GDP would preserve the rural

character of the Park. Please refer to Response 3.14 for a discussion of project consistency with the Carmel Valley Master Plan.



Letter 58

Robert Hale  
39 Hacienda Carmel  
Carmel, CA. 93923

July 28, 2019

MPPRD  
4860 W Carmel Valley Road  
Carmel, CA

Comments RE Palo Corona Park General Development Plan IS/MND

Director Payan,

I have a few comments concerning the IS/MND for the Palo Corona Regional Park General Development Plan.

First, I had difficulty using the documents and finding relevant reports which makes it hard to understand the entire plan and how well it could be mitigated. The IS/MND should have at least had links to and should have included the complete BMP language as they are critical to the conclusion of the MND. Once I found the General Plan I then had to search for referenced reports and studies that hopefully would provide a description of the Park conditions and habitats. I could not find the Public Access Trail Map, so could not understand the scope of what projects are planned. There should be direct link to Palo Corona Regional Park on your MPPRD website. Hopefully going forward, the public will have an easier time understanding the park plan and activities when implemented. 58.1

Secondly, I am don't feel there is adequate baseline knowledge for biological resources. Usually there should be plant survey done for the whole park over several months and hopefully years to know what it us out there. There are scattered studies for the Front portion and for grassland plots and some weed identification, but they seem to be not complete enough. It is largely stated that little is known about the southern third. I feel you need to complete a thorough baseline survey of plants and especially to include assessments of the biologic health of the habitats - such as identifying the areas free of invasive non-native plants. Complete this survey before proceeding with projects and new route construction in areas not already disturbed. 58.2

Thirdly, I feel the list of special status plant species is too limited when only Federally, state and CRPR list 1,2 plants are considered. You need to include the CRPR List 4 species which are a watch list for plants of limited distribution. The State Parks CASP DEIR next to PCRPR includes List 4 plants as special status and even your Grassland Management Plan does. 58.3

Fourth, I strongly feel that developments and trails should not be constructed in areas of high quality vegetation habitat, rather steered to areas that have some degradation from prior use or non-native plants are abundant. 58.4

Fifth - where projects are constructed in high quality habitat, then it is especially important to have an effective followup in perpetuity to survey for non-native plant incursions and control them before they spread. I am concerned about trail/road maintenance as this frequently leads 58.5

to the creation of "weed" shoulders that propagate weeds throughout the area. There needs to be thought towards how to best trim roadsides so that non-native weeds and grasses do not take over.



Six - There needs to be an effective Weed Management Plan that not only works to eradicate and contain the 28 important plants, but also adequately surveys for other non native plants that are spreading and beginning to behave invasively. Every thing from rattlesnake grass (*Brizsa maxima*) to pink clover (*Trifolium hirtum*) to round leaf geranium (*Geranium rotundifolium*) to summer mustard (*Hirschfeldia incana*) - can take over and crowd out native plants.

58.6

Seven - I strongly urge the PCRP General Plan to prioritize protection of high quality native plant habitats that are predominately free of non-native plants. Being a Regional Park there should be a higher standard than just protecting a few special status plant species. The Grant monies used to purchase the park land imply that conservation of resources should be the first priority and when development for public access occurs effective management of the impacts is even more of a priority. Effective road/trail and weed management plans will be vital. Please don't construct new trails without having funding and the manpower to ensure effective monitoring for impacts will occur

58.7

Finally, I am concerned about user access to PCRP. The middle and south backcountry zone are difficult to reach for people with more limited hiking abilities. Allowing mountain bike usage will not help those who would have difficulty hiking up over and down and back up over again at this time. Riding a bike up hill will be no easier. I urge you to consider to allow E-bikes access. While they technically have a motor, it is not as intrusive as an internal combustion motor. I would love go experience the solitude and quietness of the back country but my aging body is not up to the rigors of getting back in and out. I would have hoped for some more level access up San Jose Creek and hope that is still possible to avoid the current entrance climb.

58.8

I hope to explore PGRP and am eager for you and the MPRPD to proceed with a great, environmentally sensitive development plan of access and stewardship as a gift to our and future generations.

58.9

Thank you, Robert Hale

## Letter 58

**COMMENTER:** Robert Hale

**DATE:** July 28, 2019

### **Response 58.1**

The commenter states that the IS-MND should include the full text of best management practices for the Park. The commenter states that the District website should include a direct link to the Park information, including a Public Access Trail Map.

Full text for the BMPs can be viewed in the GDP which can be accessed on the District's website at: [https://www.mprpd.org/files/823a4cdd6/PaloCoronaGDP\\_upload.pdf](https://www.mprpd.org/files/823a4cdd6/PaloCoronaGDP_upload.pdf). All projects planned as part of the GDP are included in the project description of the IS-MND and analyzed throughout the environmental document.

Information on Palo Corona Regional Park is available online at this website: <https://www.mprpd.org/palo-corona-regional-park>. The website can be found from the District website under the "Parks and Preserves" section, subsection "Access Permits."

### **Response 58.2**

The commenter states that the IS-MND does not provide adequate information for assessment of biological resources, and that a thorough baseline survey of plants should be performed prior to construction activities in undisturbed areas of the park.

Please refer to Response 10.1 for a discussion of plant surveys a baseline plant survey.

### **Response 58.3**

The commenter states that the IS-MND analysis of plants should consider more than just plants listed as CRPR List 1 and List 2.

Please refer to Response 10.3. As noted therein, impacts to species that are not critically rare would not be considered a significant impact under CEQA, and thus have not been included in this analysis.

### **Response 58.4**

The commenter expresses the opinion that trails should not be developed in areas of the Park with high quality vegetation habitat.

The majority of the proposed trail alignments in the Park are located within existing access roads, thereby minimizing impacts to habitat. Where new trails would be added on undeveloped lands, BMPs would be required to reduce impacts to sensitive habitat. Specifically, BMP-2, Special Status Plant Species Surveys, and BMP-3, Special Status Plant Species Avoidance, Minimization, and Mitigation would be required.

### **Response 58.5**

The commenter states that if construction occurs in high quality habitat, then follow-up surveys and maintenance should occur to prevent the spread of non-native vegetation.

Please refer to Response 10.6 for a discussion of biological resources BMPs. Specifically, BMP-10 would require development of an Invasive Weed Prevention and Management Program to prevent the spread of non-native vegetation.

### **Response 58.6**

The commenter states that a weed management plan is needed to protect native plants.

Please refer to Response 58.5. A weed management plan would be required for individual projects as part of BMP-10.

### **Response 58.7**

The commenter states that the GDP should prioritize protection of high quality native plant habitats. The commenter states that as a regional park, the Park should be held to a high standard regarding this issue. The commenter urges that new trails not be constructed unless the District is capable of effective habitat management of the affected areas.

Please refer to Response 10.2. As noted therein, high quality sensitive habitats would be avoided through BMPs including Biological Resources Screening Assessment (BMP-1), Special Status Plant Species Surveys (BMP-2), Special Status Plant Species Avoidance, Minimization, and Mitigation (BMP-3), and Restoration and Monitoring (BMP-4).

### **Response 58.8**

The commenter expresses concern about user access in the Park because some areas are difficult to access for people with limited hiking abilities. The commenter recommends allowing e-bike access.

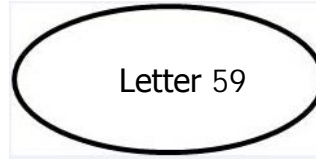
The commenter's recommendation is noted and herewith shared with District decision makers for their consideration. Because the comment does not pertain to the adequacy of the IS-MND or CEQA process, no further response is required.

### **Response 58.9**

The commenter states that they are eager for the District to proceed with environmentally sensitive development of the Park.

The comment is noted and is herewith shared with District decision makers for their consideration.

**From:** [Rafael Payan](#)  
**To:** [Megan Jones](#); [Kari Zajac](#)  
**Subject:** FW: Palo Corona GDP - CEQA Document Posting  
**Date:** Thursday, June 13, 2019 5:07:38 PM



**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

FYI/FYR THX

---

**From:** Sidor, Joe (Joseph) x5262 <SidorJ@co.monterey.ca.us>  
**Sent:** Monday, May 6, 2019 10:50 AM  
**To:** Rafael Payan <payan@mprpd.org>  
**Cc:** Gina Montecallos <gmontecallos@designworkshop.com>; Swanson, Brandon xx5334 <SwansonB@co.monterey.ca.us>  
**Subject:** RE: Palo Corona GDP - CEQA Document Posting

Great news! Glad to see you're making progress on the new GDP.

59.1

RMA-Planning will submit comments as soon as possible.

Best regards,  
Joe

Joseph Sidor, Associate Planner  
Monterey County RMA-Planning  
1441 Schilling Place, Salinas, CA 93901  
(831) 755-5262

Permit Information may be viewed at:  
<https://aca.accela.com/monterey/default.aspx>

---

**From:** Gina Montecallos <gmontecallos@designworkshop.com>  
**Sent:** Monday, May 6, 2019 10:15 AM  
**To:** Gina Montecallos <gmontecallos@designworkshop.com>  
**Subject:** Palo Corona GDP - CEQA Document Posting

## **NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the Monterey Peninsula Regional Park District, acting as Lead Agency under the California Environmental Quality Act, has completed an Initial Study and Draft Mitigated Negative Declaration for the Palo Corona Regional Park General Development Plan. The Notice of Intent to Adopt a Mitigated Negative Declaration, the Initial Study and the Draft Mitigated Negative Declaration can be obtained in electronic format at the following web addresses:

<https://www.mprpd.org/palo-corona-regional-park>  
<http://palocorona.org/>

A thirty day public review period for the Initial Study and Draft Mitigated Negative Declaration will conclude on May 29, 2019. Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency (at the address or email below) prior to May 29, 2019.

**Rafael Payan, General Manager**  
**Monterey Peninsula Regional Park District**  
**831-372-3196 x 101**  
[payan@mprpd.org](mailto:payan@mprpd.org)

**Local Office: 4860 Carmel Valley Road**  
**Carmel, CA 93923**

**Mailing: P.O. Box 223340**  
**Carmel, CA 93922**

Confidentiality note: The above email and any attachments contain information that may be confidential and/or privileged. The information is for the use of the individual or entity originally intended. If you are not the intended recipient, any disclosure, copying, distribution or use of this information is prohibited. If this transmission is received in error, please immediately notify the sender and delete this message and its attachments, if any.

## Letter 59

**COMMENTER:** Joseph Sidor, Associate Planner, Monterey County Resource Management Agency

**DATE:** May 6, 2019

### **Response 59.1**

The commenter states the Monterey County Resource Management Agency will be providing comments on the IS-MND.

Please refer to Letter 3 Responses 3.1 through 3.16 that address the Monterey County Resource Management Agency comments.