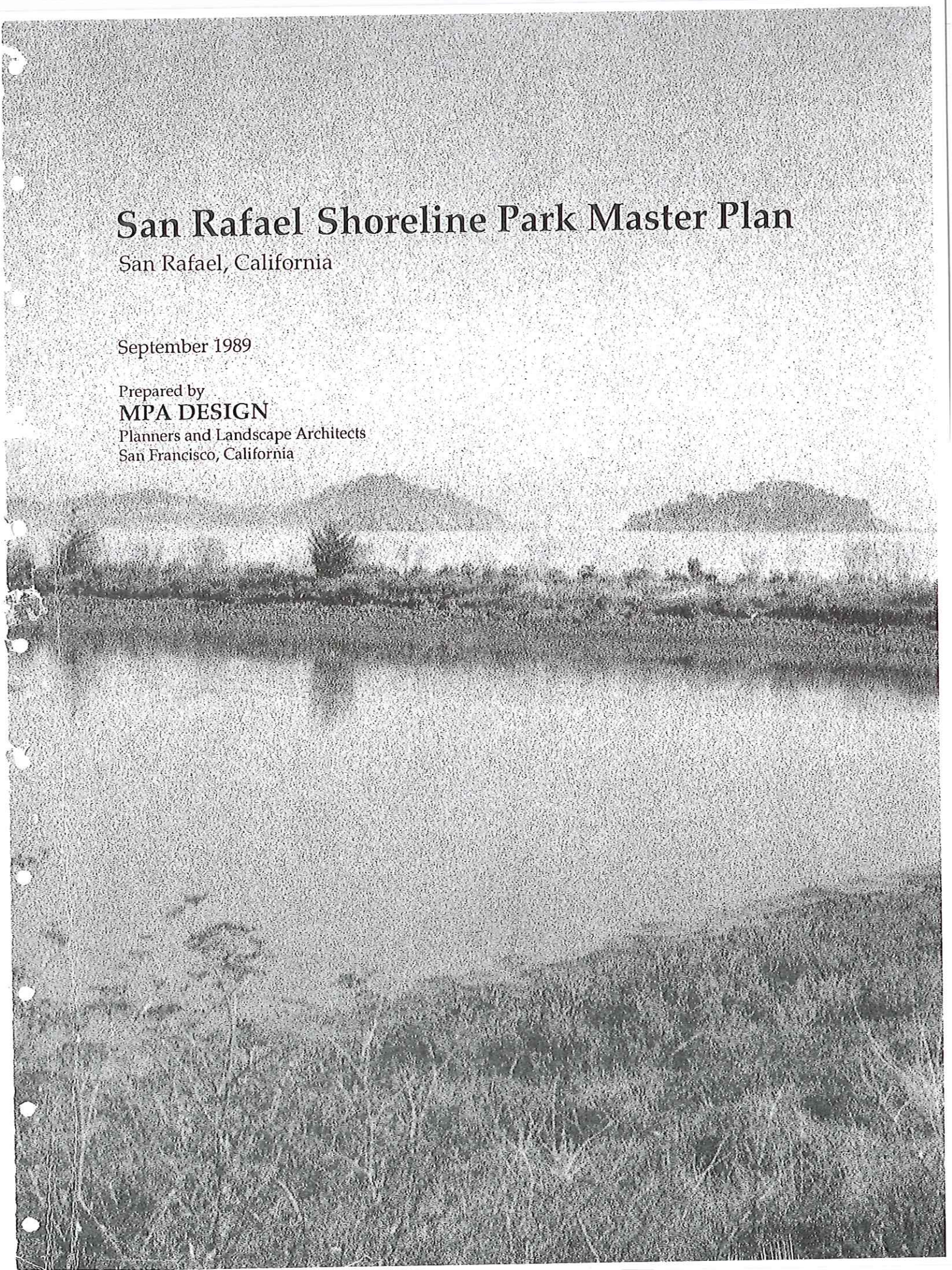
San Rafael Shoreline Park Master Plan

San Rafael, California

September 1989

Prepared by
MPA DESIGN
Planners and Landscape Architects
San Francisco, California



SAN RAFAEL SHORELINE PARK MASTER PLAN

San Rafael, California

October 1989

Prepared for
San Rafael Redevelopment Agency
1313 Fifth Avenue
P.O. Box 60
San Rafael, California 94915

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Planners and Landscape Architects
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Acknowledgements

San Rafael City Council/Redevelopment Agency

Lawrence Mulryan, Mayor
Al Boro
Dorothy Breiner
Gary Frugoli
Joan Thayer

San Rafael Planning Commission

Ross Cobb
Paul Cohen
Bob Livingston
Richard O'Brien
Joyce Rifkind
Sue Scott
John Starkweather

San Rafael Parks and Recreation Commission

Steve Arago
Ralph Mihan
Bruce Raful
Richard Wolfe
Patrick Webb

San Rafael Shoreline Park Task Force

Fran Brigman, *Marin County Open Space District*
David Coldoff, *Canalways*
Ralph Crocker, *Resident, Canal Community Alliance Board Member*
Mario Ghilotti, *Fairview Lands*
Fred Grange, *Francisco Properties*
Gary Hendricks, *Spinnaker on the Bay*
Rich Nave, *Former Councilman*
Barbara Salzman, *Marin Audobon Society*
Sue Scott, *Planning Commission*
Mahendra Shah, *Shoreline Industrial Park*
Joe Shekou, *Bay Park Offices*
Michael Smith, *Realtor*
Sandy Spafford, *San Rafael Heliport*
Jeff Stahl, *Resident*
Jean Starkweather, *Marin Conservation League and Marin Park and Open Space District*
Larry Tolemi, *Bayview Business Park*
Patrick Webb, *Parks and Recreation Commissioner*

Project Team

City of San Rafael

Sharon McNamee, *Recreation Director*
Jean Freitas, *Senior Planner*
Lloyd Strom, *Asst. Public Works Director*

MPA Design
Planners and Landscape Architects

Michael Painter
Thomas Klope
Carl T. Emura

Moore Iacofano Goltsman
Community Participation Facilitators

Daniel Iacofano
Paulette Schafir
Yoshiharu Asanoumi

LSA
Environmental Assessment

Malcolm Sproul

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1.0
INTRODUCTION

The San Rafael Shoreline Park Master Plan is a planning document intended to guide the development of one of San Rafael's greatest natural and open space assets. Few cities possess such a significant environmental, ecological, and recreational amenity as prominent and influential in shaping future development and civic identity. Emphasized as a priority planning need in the City of San Rafael General Plan 2000, this Master Plan examines the variety of complex issues along the San Rafael shoreline and presents a comprehensive design with strategies for ultimate implementation. This Master Plan provides a framework from which future development along the shoreline band can occur in a unified manner. Park development is not intended to occur all at one time but over a period of years. This Master Plan is the long range guide that will govern the direction of multiple design and construction projects by several parties over time.

This Master Plan is the product of a year long effort and embodies the results of close collaboration among multidisciplinary consultant team members, City staff, members of a Shoreline Park Task Force, a Community Workshop and input from many public agencies. All of these groups contributed in some capacity to a master planning process of information gathering, problem identification, problem solving and priority setting.

Initial Shoreline Park Task Force meetings were held to establish general goals and objectives of the master planning effort and to review environmental and program data assembled by the consultant team. The Shoreline Park Task Force consisted of property owners, city officials, representatives of organizations of related interests, and residents of San Rafael. Included in the initial information gathering phase was a site walk through the entire park site by the Task Force and consultants to record information and initial ideas.

Alternative master plan ideas and implementation strategies were then developed in response to Task Force members input and reviewed in a series of Task Force meetings. Other meetings were also held to discuss options with public agencies including staff from the Bay Conservation Development Commission, State Fish and Game and U.S. Fish and Wildlife to solicit their comments. A preliminary master plan was then developed and refined with costs, funding, and phasing strategies. This Master Plan was presented to a Community Workshop and reviewed by citizens of San Rafael. A final plan was then developed, reviewed and endorsed by the Task Force. The result of all of these efforts are embodied in this Master Plan Report. Records of the Task Force and Public Meetings are found in Appendix A of this report.

The following goals for the overall approach to the San Rafael Shoreline Park master planning effort were presented to the Task Force at the first Community Task Force meeting:

1. To develop a master plan which will **benefit the greatest number of potential shoreline** park users, generating input throughout the design process to ensure the meeting of this goal.

2. To design a noteworthy park which **directly responds to its unique and dramatic site,** and which will generate a high level of curiosity and interest among potential users.

3. To **utilize environmental conditions** normally considered to be adverse -- such as wind and waterfront conditions -- as positive aspects of the final plan.

4. To protect, maintain, and support the existing **diversity of wildlife habitats and species,** native to San Francisco Bay.

5. To **stimulate constructive public participation** in the planning and design process, resulting in a park master plan which represents public consensus.

6. To develop a master plan which **establishes design excellence** along the East San Rafael Bay and promotes that standard throughout its sphere of influence.

2.0
DESIGN GOALS AND OBJECTIVES

A variety of major design goals and objectives for the San Rafael Shoreline Park Master Plan are critical to its success as a planning tool. The Master Plan's design and implementation strategies are governed by these fundamental goals and objectives developed by the Community Task Force:

Environmental Preservation and Enhancement

Goal: *The San Rafael Shoreline Park design shall respond to, protect and enhance its unique site.*

- Protect the park's environmental resources.
- Capitalize on significant views.
- Retain and enhance the variety of environmental experiences throughout the site incorporating the uniqueness of each area into the design.
- Utilize plant materials adapted to the harsh shoreline environment with emphasis on Marin Bayside native species.
- Repair damaged habitat areas.

Goal: *Promote public use of the shoreline without compromising important wildlife habitat areas.*

- Do not permit human or domestic animal encroachment into sensitive habitat areas.
- Buffer and screen habitat areas from human activities.
- Locate more active recreation areas (playgrounds, picnic areas, etc.) away from sensitive habitat areas.

Recreation

Goal: *Develop the San Rafael Shoreline Park as a public use park band for pedestrian, bicycle and other relatively low intensity recreational uses.*

- Provide a continuous eight foot wide asphalt path for pedestrian and bicycle use along the length of the park.
- Provide a continuous three foot wide crushed stone jogging path along the length of the park.
- Develop a park plan which broadens community awareness of the shoreline and the recreational and educational opportunities it represents.
- Achieve a proper balance between active (more people intensive) and passive (less people intensive) activity areas and between human and natural elements.

Land Use

Goal: *The San Rafael Shoreline Park shall serve as a major organizational open space and recreational element for East San Rafael.*

- Coordinate the design of the park with neighborhood parks, pedestrian trails, and neighborhood streetscapes.
- The park design shall encourage orientation of adjacent development toward the bay.

- The park shall have a regional identity and contribute to San Rafael's overall design quality.
- The plan shall serve as a guide for future development in the area.

Flood Control

Goal: *Design solutions for the San Rafael Shoreline Park shall be compatible with required flood control standards.*

- No modifications to existing engineered levees shall compromise flood control capabilities.
- Maintain access for flood control maintenance vehicles with minimum fourteen foot wide horizontal clearance.
- Future flood control improvements to existing levees will not occur within sensitive habitat areas unless absolutely necessary.

Circulation and Parking

Goal: *Provide adequate access for the public, emergency vehicles and maintenance trucks along the length of the park, and minimize parking intrusion in residential areas.*

- Encourage integration of park circulation with neighborhood pedestrian systems, particularly in loop systems which include the shoreline path.
- Prevent public vehicular access onto shoreline band or sensitive habitat areas.
- Encourage shared parking with compatible public or private development.
- Direct park users arriving by car to non-residential areas.

Park Element Design

Goal: *Furnishings shall meet City standards and be of uniform design throughout the length of the park.*

- Design and detail landscape and recreation elements for cost effectiveness, durability and low maintenance requirements.
- Locate furnishings in a variety of settings and distances from park entries for maximum diversity of experience and uses.

3.0 RELATED AREA STUDIES AND PLANS

The area of the San Rafael Shoreline Master Plan has been the subject of several studies, plans, and environmental reports. A thrust of this master planning effort has included a thorough review of these documents. Of particular significance are the environmental reports for each of the private properties adjacent to the Shoreline Park. A review of these documents is included in Appendix B of this report. Three other documents of notable influence on the Master Plan are described as follows:

3.1 The San Rafael General Plan 2000

The San Rafael General Plan 2000 was adopted in July 1988 by the San Rafael City Council establishing:

- land uses and intensities;
- circulation standards and improvements needs;
- recreation standards;
- major environmental protection standards, and safety guidelines.

The San Rafael Shoreline Master Plan does not reconsider the Major General Plan decisions adopted. However, the Master Plan does provide greater detail and clarification regarding several issues including adjacent parcel development policies, maintenance impacts, and park improvement priorities. It also addresses other issues which either were identified in community meetings or by the Consultant Team.

The San Rafael Shoreline Park Band is recognized as an important community wide resource/low intensity use recreation area in the General Plan 2000. The timely completion of public dedication and improvement of this remarkable resource is an important General Plan consideration. General Plan 2000 policies related to the specific study area of the San Rafael Shoreline Park Master Plan are highlighted in Appendix D of this report.

3.2 East San Rafael Neighborhood Plan

The San Rafael General Plan 2000 contains adoption of an East San Rafael Neighborhood Plan as a high priority implementation program. At the completion of the San Rafael Shoreline Master Planning effort, the East San Rafael Neighborhood Plan was ongoing.

The current East San Rafael Neighborhood Plan work program will provide greater detail on many neighborhood development topics, including design, view preservation, public services and facilities. Additionally, the Plan is to decide the land use for the City site at the end of Bellam Blvd. Shoreline Master Plan information and policies will be integrated into the East San Rafael Neighborhood Plan. Some participants in the East San Rafael Neighborhood Plan effort have been actively involved in the San Rafael Shoreline Park Master Planning process. In July 1989, the ESR Plan Advisory Committee Recommended Park use for the City site at the end of Bellam Blvd.

3.3 Pickleweed Park Master Plan

Pickleweed Park is a 17 acre community and neighborhood park located adjacent to the San Rafael Canal at the northernmost end of the San Rafael Shoreline Band. Only partially developed, existing facilities include turf sports fields, picnic areas, a play lot, community garden, community center, community daycare facilities and an exercise course. A canal-side levee will connect Pickleweed Park to the Shoreline Park.

In 1987, Moore Iacofano Goltsman, planning consultants to the City of San Rafael, prepared the Pickleweed Park Master Plan. A neighborhood-needs survey, task force and public meetings resulted in an award winning master plan governing future design of the park. The Pickleweed Park Master Plan policy and design recommendations have been incorporated into the Shoreline Park Master Plan to ensure successful integration of the two park designs and uses.

4.0
THE SITE

4.1 Site Analysis

The San Rafael Shoreline Park band is located on the eastern side of San Rafael along San Francisco Bay and extends from Pickleweed Park at the mouth of the San Rafael Canal southward for 2.3 miles to Point San Quentin. The park band varies in width as a path along the top of narrow levees to broad expansive areas near wetlands. The park band encompasses approximately 27.5 acres. There are ten major adjacent properties. The Shoreline Park band is in various stages of public dedication and improvement.

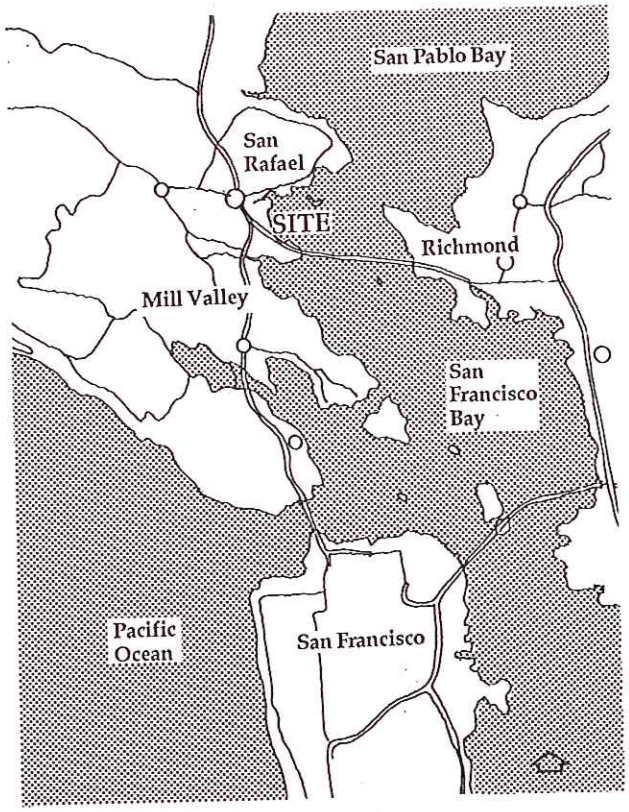


Figure 1: Location Map

The master planning study area boundaries extend beyond the immediate Shoreline Park band. Off-site influences and impacts that affect the park, or that the park influences are considered. Ultimate master planning boundaries have included:

- The park site
- Adjacent property parcels
- Nearby street circulation
- Primary vehicular access points
- Major view corridors
- Environmental habitats and systems
- Pedestrian and bicycle access points and systems.

The entire San Rafael Shoreline Park band area was formerly baylands. It was diked and filled partially starting in the 1950's. The site today is a shoreline band consisting of levee, edges of ponds and wetlands, and fill both developed and undeveloped.

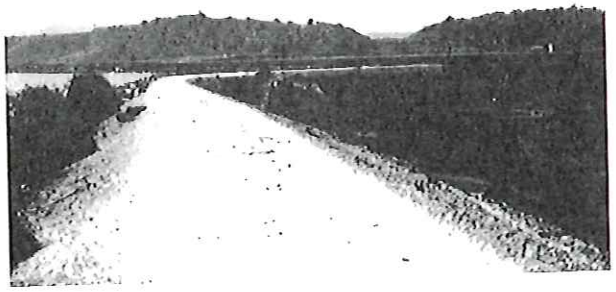


Photo 1: Vegetation Along Spinnaker Levee

4.1a Environmental Resources

The area of the San Rafael Shoreline Park Master Plan has been the subject of several environmental reports (Spinnaker, Canalways, East San Rafael Mitigation Plan, and a proposed marina adjacent to Pickleweed Park). As a result, the environmental resources of the study area are well known. The significant environmental resources are the waters and mudflats of San Francisco Bay and the wetlands, both fresh water and tidal, which are found both inboard and outboard of the existing levees. These wetlands have important habitat value. Appendix B of this report is a summary of those studies pertaining to the San Rafael Shoreline Park site.

4.1b Vegetation

In general, there is little or no vegetation along the outboard or bay side of the levee which runs the entire length of the site. The inboard side of the levee varies in vegetation type according to the diversity of land uses and habitats bordering it. Vegetation along the top of the majority of undeveloped levee consists primarily of non-native weedy species. The following description of the project site characterizes the bands of vegetation and habitat.

Vegetation along the **outermost band at the bays** edge is in shallow water and consists of sparse patches of Pickleweed *(Salicornia sp.)* and Cordgrass *(Spartina foliosa)*. Where silt and sand accumulate forming small beaches, hydrophytic plants grow. On wider areas along the Bay, as across from Spinnaker-on-the-Bay, Pickleweed, Cordgrass, and other vegetation including, Gumplant *(Grindelia humilis)* and Saltgrass *(Distichlis spicata)* grow. Coyote brush *(Baccharis pilularis)* and Pampas Grass *(Cortaderia selloana)* also grow on both sides of the levee near residential areas. Where no soil is found in the crevices of the rocks and rubble of the levee, vege-tation does not establish itself. The stark appearance of the rip-rap is a significant feature of the project area.

A majority of **the top of the levee** in the southern third of the site has been landscaped and is part

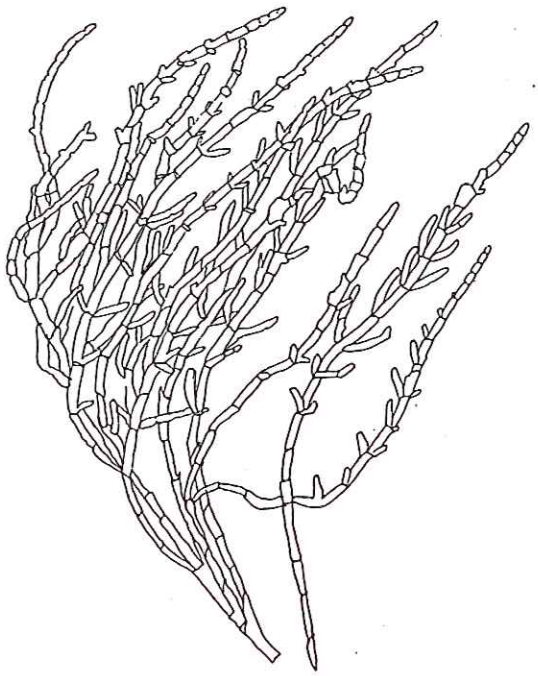


Figure 2: Salicornia sp. Pickleweed

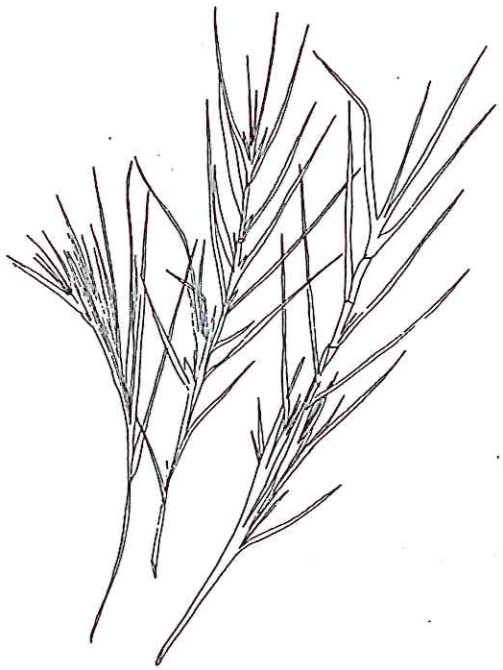


Figure 3: Distichlis spicata Saltgrass

of the existing Shoreline Park. Plantings on the levee and adjacent to wetlands were installed as part of the East San Rafael Mitigation Plan. Most of the landscaping there is overgrown with weeds such as Vetch (*Vicia americana*), Sweet Fennel (*Foeniculum vulgare*), and French Broom (*Cytisus monspessulanus*). Native shrubs and trees were planted consisting of Bush Monkey Flower (*Diplacus aurantiacus*), Toyon (*Heteromeles arbutifolia*), Cypress (*Cupressus sp.*), Buckeye (*Aesculus californica*) and Alder (*Alnus sp.*). Vegetation in this area appears neglected. Many of the trees and shrubs are dead.

Photo 2: Existing East San Rafael Mitigation Plantings

West of the levees, habitat types and land uses are diverse and vegetation does not occur in distinct bands. Vegetation along landscaped residential and business areas is primarily grass and other non-native plant species. The south end of the Shoreline Park is bordered by ponds and upland marsh plant species. Further north there is landfill. An artificial lagoon and its associated seasonal wetlands occupy about 20 acres in the northern most portion of the site at Spinnaker. The dominant plant species in and around the wetlands is Pickleweed mixed with lesser amounts of other species such as Fat Hen (*Atriplex patua*), Saltgrass, Rabbit's Foot Grass (*Polypogon monspellenses*) and Curly Dock (*Rumex crispus*). In areas where **wetlands border the levee,** vegetation types along the slope are less distinct and upper marsh species such as Pickleweed (*Salicornia cf. virginica*), Australian Salt Bush (*Atriplex semibaccata*), and Gumplant integrate with upland plants of the ruderal vegetation type.

4.1c Wildlife

A variety of wildlife uses the site. Some species are dependent on the wetlands on the western border of the site and are strictly limited to them. Others such as birds of prey, shore birds, and mammals range through the site, using disturbed habitat and the shrubs and trees on top of the levees. A few species of shorebirds use the rocky outer slope of the levee. While some species may be associated with the upland habitat on the levee, it is generally more a transition or barrier between the bay and inland areas than a habitat type of particular value to wildlife. Its main importance is providing cover, possible nesting, open space, and occasional feeding areas for animals. The bay outside and to the east of the levee is used by a wide variety of waterbirds including diving ducks, cormorants, loons, and grebes.

A few species of shorebirds use the rocky **outer slope of the levee.** Spotted Sandpiper (*Actitis macularia*), and Ruddy and Black Turnstones (*Arenaria interpres and A. melanocephala*) visit the shoreline and forage along it. Herons and egrets occasionally fish from the edges of the levee.

The upland habitat along the **top and upper slopes of the levee** may serve as escape cover to species including the Salt Marsh Harvest Mouse that are flooded out of adjacent, lower wetland areas during high tides or periods of heavy rainfall when seasonal ponds are full. Other species use the ruderal vegetation on top of the levee. Raptors such as Red-Tailed Hawks (*Buteo jamaicensis*), Black-Shouldered Kites (*Elanus caeruleus*), and Norther Harriers (*Circus cyaneus*) fly along the levee in search of prey. Other birds frequenting the levees include Western Meadowlarks (*Sturnella neglecta*), House Finches (*Carpodacus mexicanus*), Lesser Goldfinches

(*Cardeulis psaltria*), Red-Winged Blackbirds (*Agelaius phoeniceus*) and Killdeer (*Charadrius vociferus*). Mammals that use the levee top as well as surrounding habitats include Ground Squirrels (*Spermophilus beecheyi*), Blacktail Jackrabbits (*Lepus californicus*), California Voles (*Microtus californicus*), and House Mice (*Mus musculus*). The levee and bordering interior habitats likely support Western Fence Lizards (*Sceloporus occidentalis*), Alligator Lizards (*Gerrhonotus sp.*) and Garter Snakes (*Thamnophis sp.*).

The **wetlands** abutting the western edge of the site support a number of species. Habitats in these areas include: tidal wetlands and ponds, ruderal, non-tidal, seasonal wetlands and mudflats, lagoons, and residential and business park landscapes.

Bird species most closely associated with the **marsh habitat** type are the Long-Billed Marsh Wren (*Cistothorus palustris*), Savannah Sparrow (*Passerculus sandwichensis*), and Song Sparrow (*Melospiza melodia*). Waterfowl, shorebirds, herons, egrets, raptors and other species also use the **wetland habitat.** Mammals observed in the wetlands include Blacktail Jackrabbit, California Vole, and House Mouse. The **ponds** are used by a number of species of waterbirds, especially in winter when there are a greater number of species and there is more water in the ponds. Waterfowl are most numerous and use the ponds as resting and feeding areas.

The use of site **wetlands** by Great Egrets (*Casmerodius albus*), Snowy Egrets (*Egretta thula*), and Black Crowned Night Herons (*Nycticorax nycticorax*) is of particular interest because of the site's proximity to the rookery on West Marin Island. This heronry is among the largest in the San Francisco Bay region.

The **Residential and Business Park landscapes** are not productive for wildlife, but there are certain bird species that are typically associated with development including, House Finch, House Sparrow (*Passer domesticus*), Northern Mockingbird (*Mimus polyglottos*), and Brewer's Blackbird (*Euphagus cyanocephalus*).

4.1d Endangered Species

Sensitive species occur in the wetland habitats west of the Shoreline Park band. These species include the **Salt Marsh Harvest Mouse** (*Reithrodontomys raviventris raviventris and R. r. holocoetes*), **California Black Rail** (Laterallus jamaicensis coturniculus), and **California Clapper Rail** (Rallus longirostris obsoletus).

The **Salt Marsh Harvest Mouse** is listed as endangered by both the State and Federal governments. The mice have been trapped in the proposed Canalways project site and at the Spinnnaker-on-the-Bay property. The preferred habitat of the Salt Marsh Harvest Mouse is pickleweed dominated salt marsh.

The **California Clapper Rail** is also a state and federally endangered species. This species resides in pickleweed marshes which have nearby cordgrass for feeding. Black Rails, listed as rare by the state, are secretive birds whose habitat requirements are largely unknown. Neither **Clapper** or **Black Rails** have been observed in the areas adjacent to the San Rafael Shoreline Park site except at Tiscornia Marsh.

None of these three sensitive species are expected to consistently occur on the Shoreline Park site because it is mainly upland, associated with the top and slopes of the levees, and does not satisfy their habitat requirements. The Salt Marsh Harvest Mouse is expected to occur on the vegetated sides and tops of the levee during winter flooding.

4.1e Shoreline

The shoreline edge where the park meets the bay is almost entirely a levee condition. The levee varies in degree of engineering and material. Outboard facing of the levees is either rock or concrete rubble. Some portions of the levee require significant upgrading to meet flood mitigation requirements: primarily raising the top elevation to elevation 110. Levee sections requiring modification include areas along Tiscornia Marsh, the entire length of Canalways, and a section along City Pond and the Grange Property.

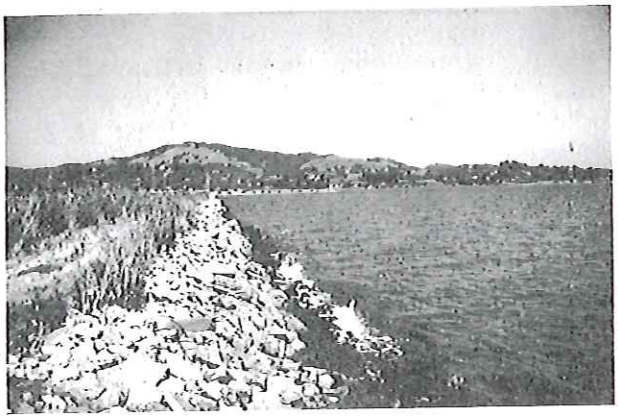


Photo 3: Existing Canalways Levee Facing

Rock facing on improved sections of the levee are the most visually appealing. Levee sections faced with concrete rubble vary in quality and size -some areas contain rebar and other deleterious materials.

Along the shoreline are two beaches, one at Murphy Rock and Bay Park. These beaches are protected from wave action and silt and sand accumulate there.

Tidal functions expose bay mudflats regularly. Waves during winter storms compounded by high tides have breached the top of levees. In general, however, small waves lap against the levee, and shallow water over mudflats extends several hundred feet into the bay.

4.1f Hydrology

Eight major water bodies are within the study area of the Shoreline Park site. Each contributes significant ecological, habitat, and visual amenity to the site.

San Francisco Bay - The primary water resource. It accounts for the entire east side of the park band and influences all aspects of the site.

Tiscornia Marsh - A tidal salt marsh at the northernmost end of the park band.

Spinnaker Marsh - A non-tidal salt marsh east of Spinnaker-on-the-Bay and a seasonal wetland.

Spinnaker Lagoon - An artificial lagoon with small islands and permanent water.

Canalways Marsh - Non-tidal Salt Marsh and seasonal wetland. A City storm water pond is in the center of the wetland and serves as a storm water drainage reservoir with a pump and outfall line to drain excess water into San Francisco Bay.

MMWD Pond - A fresh water pond fed by rainwater.

Bayview Marsh - A salt water marsh open to tidal action.

South Pond - An existing fresh water pond with potential transition to salt water.

Photo 4: Existing Canalways Levee Top

Photo 5: Canalways Marsh from Canalways Levee

4.1g Topography

The majority of the San Rafael Shoreline Park consists of engineered levee and fill areas which meet a flood control minimum requirement of elevation 110. Levee areas which do not meet this standard must someday be raised. Surrounding salt marsh habitat areas and ponds are generally between elevations -3 and 0. The Shoreline Park band therefore is relatively level throughout its entire length and elevated above the Bay, adjacent salt marshes and ponds. The Shoreline Industrial Park landfill site is a capped landfill rising to elevation 27 along the Shoreline Park band. This prominent land form affords excellent views of the Bay and surrounding areas.

Photo 6: Typical Engineered Levee Along Spinnaker Marsh

4.1h Views

By nature of its setting, some of the most dramatic views afforded along San Francisco Bay are possible from the San Rafael Shoreline Park site. Regional views across the Bay, to distant mountains and hills, and to significant regional landmarks are available from every part of the site. Views within the park capture its prominence as a shoreline amenity and give opportunity for viewing wildlife, habitat area, and local features. Views to the park site from major streets, high-ways, bridges, residential and business areas are numerous.

Photo 7: View to Marin Islands from Murphy Rock

Regional views from the Shoreline Park change throughout its length. Prominent views of Mt. Tamalpais, the Richmond San Rafael Bridge, the Marin Islands, and across the bay are dramatic. Surrounding hills and views across marshes and pond areas give much of the park site a quality of distance and separation from developed areas.

The elevated nature of the park band above the bay and adjacent wetlands gives prominence to sweeping views over open space areas. Views of wetland habitat and adjacent water make visual assessibility to the specialized bay environment truly remarkable. Adjacent development with landscaped perimeters help to visually buffer development from the park. Some existing developments with service areas and blank facades that are not screened from the park are visually obtrusive.

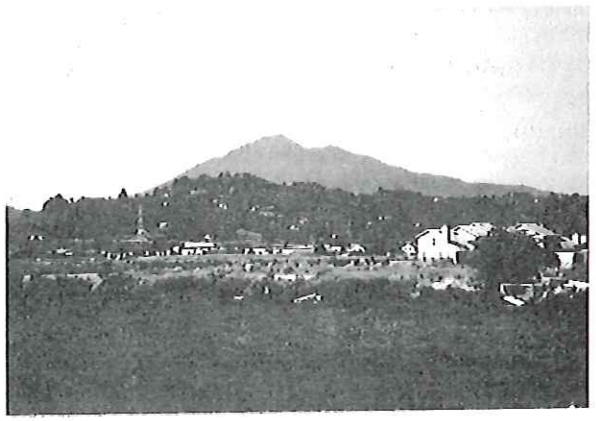


Photo 8: View to Mount Tamalpais from Spinnaker Levee

Significant view corridors requiring special mention include a framed view of the Marin Islands from Pelican Way and dramatic views across the bay toward the San Pablo hills and southeast past the Richmond/San Rafael Bridge, Oakland Bay Bridge, and the East Bay Hills. All are exceptional views.

4.1i Land Use

Existing land uses as of June 1989 within the East San Rafael Neighborhood and the San Rafael Shoreline Park site are varied. The City of San Rafael General Plan 2000 establishes land use designations as illustrated in Figure and described as follows:

Park/Open Space land use defines the entire Shoreline Park band and includes Pickleweed Park, Pelican Pond, and Bayview Marsh. Park use is also proposed on the City site at the end of Bellam Blvd.

Park/Open Space/Conservation land use is designated on wetland areas adjacent to the Shoreline Park including Spinnaker Lagoon and part of Canalways.

Public/Quasi-Public land use is relatively small and includes the Canalways outfall easement and South Pond.

Medium Density Residential land use is the designated on properties near the northern half of the park band and including Spinnaker, a portion of Canalways.

Light Industrial/Office land use is designated on properties adjacent to the southern half of the Shoreline Park.

Neighborhood Commercial land use is currently designated for a portion of the City-owned parcel on Bellam Boulevard between Spinnaker and Canalways, but a Park use has been recommended as first priority for all of the City site.

Auto Center land use is designated for a portion of the Shoreline Industrial Park.

In summary, the study area is primarily residential on the properties adjacent to the northern half of the Shoreline Park and Light Industrial/Office on the southern half. Open Space and Conservation designations on adjacent wetlands extend the quality of the shorefront landscape beyond the limits of the Shoreline Park and provide a valuable opportunity for integrating the park design into a larger open space landscape.

Other surrounding land uses not adjacent to the Shoreline Park, but visible from its site include Hillside Residential on slopes to the north across the San Rafael Canal, and Open Space/Conservation on hillsides to the south across Highway I-580.

4.1j Property Status

The San Rafael Shoreline Park is adjacent to ten major property parcels in varying stages of dedication and improvement. The following list represents the status of properties and dedication as of June 1989:

Pickleweed Park and Tiscornia Marsh - Improved seventeen acre City park with approved master plan for future development and adjacent privately owned wetland. The levee portion of the Shoreline Park was dedicated and unimproved. Adjacent small Schoen Park is City owned.

Spinnaker Point Phases 4 and 5 - The Spinnaker Point Phase 4 residential subdivision was built with a '75-80' wide dedicated and improved park band. Spinnaker Point 5 was under construction with a dedicated park band soon to be improved.

Spinnaker-on-the-Bay - Phase 1 is fully approved and includes dedication of access from Bellam Boulevard to the shoreline band, and dedication of the shoreline band from Spinnaker Point 5 to Murphy Rock. The final Map was to be filed. Shoreline band dedication and improvements were

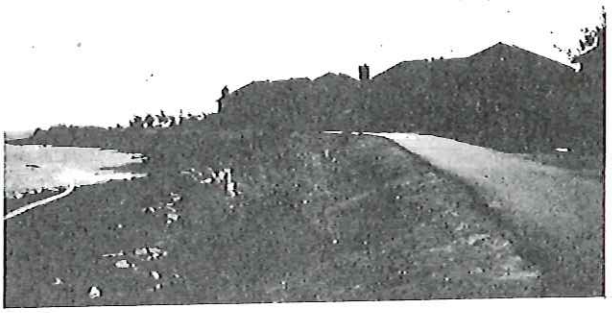


Photo 9: Existing Spinnaker-on-the Bay Landscape

Canalways - Master plan zoning application was under review and EIR was under preparation. A publically dedicated park band was proposed as part of the rezoning application.

Shoreline Industrial Park - A 100 foot wide park band has been dedicated but is not improved. An adjacent park parcel next to the MMWD Pond has been dedicated. Subdivision conditions of approval required five thousand dollars from the developer to help improve the park band and adjacent parcel.

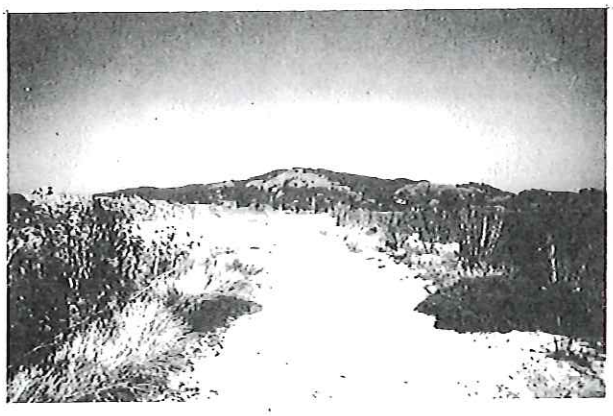


Photo 10: Existing Conditions along Shoreline Industrial Park

Bayview Business Park - Phased project was partially constructed. Wetland mitigation ponds and park band have been dedicated and was partially improved.

Fairview Lands - No development applications submitted. Shoreline Park frontage to be dedicated and improved at time of project approvals.

South Pond - City owned and preliminary design plans completed. Coastal Conservancy grant was to fund public access improvements scheduled for late 1989 construction.

Grange - (Application pending).

Bay Park - Completed office project. Park band dedicated to City and improved.

4.1k Access and Circulation

The San Rafael General Plan 2000 identifies seven major public access points to the San Rafael Shoreline Park. These points are evenly spaced throughout the East San Rafael Neighborhood. The seven major public access points include:

Pickleweed Park/Tiscornia Marsh Entrance - As the northernmost entrance point to the Shoreline Park, this location also serves as a connection to Pickleweed Park and is located across Canal Street from a pedestrian path that connects to Kerner Blvd. This entrance primarily serves the surrounding residential neighborhoods. It is one of the most direct access points to the park. Some on-street parking is available. Public parking is also accommodated at Pickleweed Park with future parking expansion called for in the Pickleweed Park Master Plan.

Bellam Boulevard Extension - The Bellam Boulevard extension entrance occurs at the future cul-de-sac end to Bellam Boulevard. As part of the Spinnaker-on-the-Bay approvals, a path will connect this entry point along the Canalways Marsh to the shoreline band at Murphy Rock. This entrance primarily serves the residential neighborhoods. Some designated on-street parking spaces will be provided when the street extension is fully constructed.

Canalways Drainage Pond and Outfall Line - An entry has been designated from Kerner Boulevard and along the south side of the Canalways storm water drainage pond. This entrance currently serves as an access for maintenance and service trucks to the city pump, outfall line and shoreline and park landfill edges. It is the longest access point to the Shoreline Park. The Master Plan recommends this access be limited only to city maintenance vehicles due to the environmental sensitivity of the adjacent wetlands to the north and proximity of the Canalways shoreline segment to two other nearby access entry points.

Shoreline Industrial Park - A dedicated parcel of the Shoreline Industrial Park adjacent to the MMWD Pond is the location of a BCDC recommended access point contained in the General Plan 2000. This access point is approximately twenty feet in elevation higher than the Shoreline Park and will connect to the shoreline band down a moderate slope. Street improvements to the park access point are planned as part of the Shoreline Industrial Park project.

Pelican Way - The Pelican Way access point is constructed and is located at the end of Pelican Way. It includes designated on-street parking for the Shoreline Park. An asphalt path with vehicular control connects to the shoreline band.

Photo 11: Existing Pelican Way Entrance

South Pond - The South Pond access point connects Piombo Place to the shoreline. On-street parking for the shoreline band is designated at the end of Piombo Place. Preliminary design plans for the parcel include pedestrian and emergency /maintenance access to the shoreline band.

Bay Park Beach - An existing office parking lot with designated shoreline parking and an asphalt path provide access at the southernmost point of the Shoreline Park. The parking lot receives heavy use and provides an excellent view of the Bay. Other minor entrances to the shoreline park band occur from city streets in the Spinnaker residential areas and from the Bay Park office buildings. These secondary access points, although publicly accessible, are primarily used by residents and employees of their respective sites.

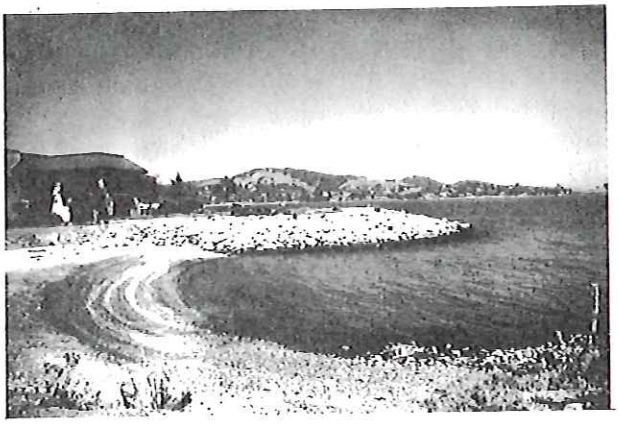


Photo 12: Existing Conditions at Bay Park Beach

Vehicular Circulation - Vehicular access to the Shoreline Park band is provided by the following city streets: Canal Street, Kerner Boulevard, Bellam Boulevard, Pelican Way, Piombo Place, and the south end of Francisco Boulevard East. Access for maintenance and security vehicles are required along the length of the shoreline band with access at each major entry. There is currently public vehicular access to portions of the shoreline band as well as sensitive wetland areas that must be eliminated.

Pedestrian Circulation - City sidewalks along surface streets through residential neighborhoods and office/industrial areas provide pedestrian access at each of the major shoreline access points. The General Plan 2000 designates the shoreline band as a pedestrian trail.

Bicycle Routes - The San Rafael General Plan 2000 also designates the shoreline band as a proposed Class I off-street bicycle route. On-street bicycle route connections to the shoreline band are proposed or designated on Bellam Boulevard and Pelican Way. An existing bicycle path extends from Bellam Boulevard to Pickleweed Park. The Master Plan proposes a loop connection along Kerner Boulevard.

4.2 Current Recreational Uses

Current public access and recreation use along the Shoreline Park site occur in areas that are dedicated and developed as well as unimproved. **Walking** and **jogging** along the levees are popular uses including existing **exercise stations** along Spinnaker Point and Spinnaker- on-the-Bay. **Bird-watching** and **observing wildlife and vegetation** are common activities. **Walking of dogs** along the levees is also popular.

Developed portions of the park near residential and office park areas are heavily used. **Sitting, viewing, sunbathing, eating** and **reading** are popular uses particularly during employee breaks and noon hours. **Bicycling, rollerskating** and **skate-boarding** have been observed on improved portions of the path.

Water related activities include, to a limited extent, **fishing, swimming, windsailing, kayaking** and **canoeing** in the bay. These recreational uses are limited by access, shallowness of the water, mud, winds and tides.

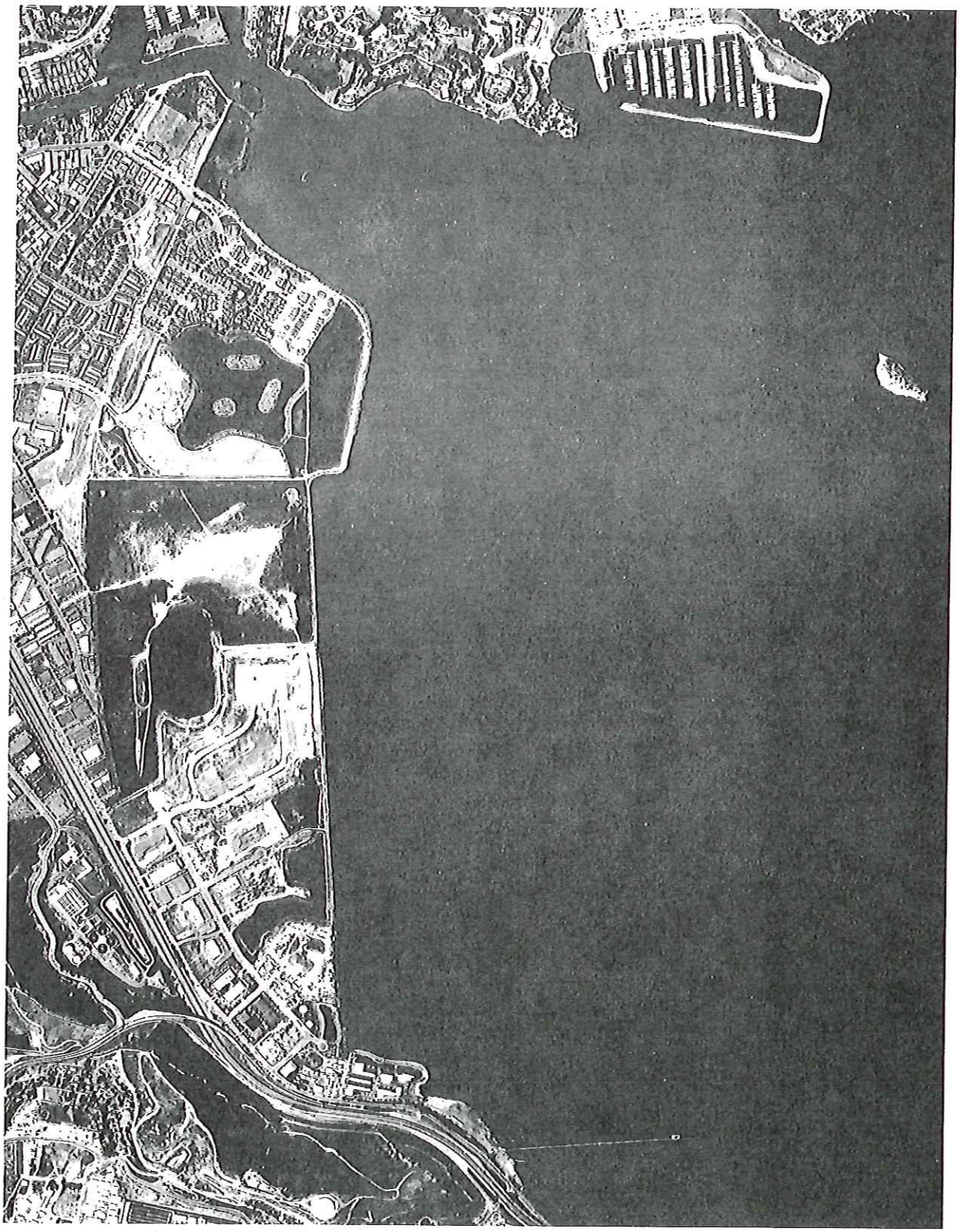
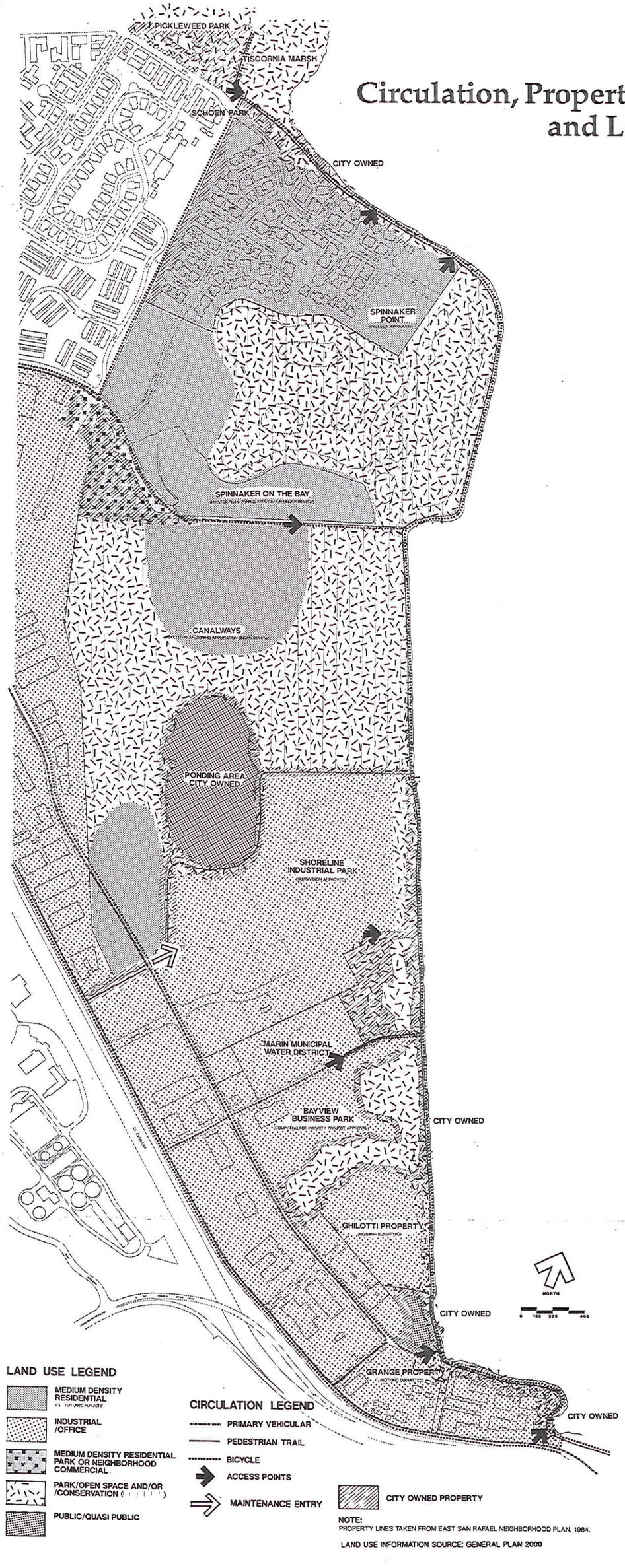


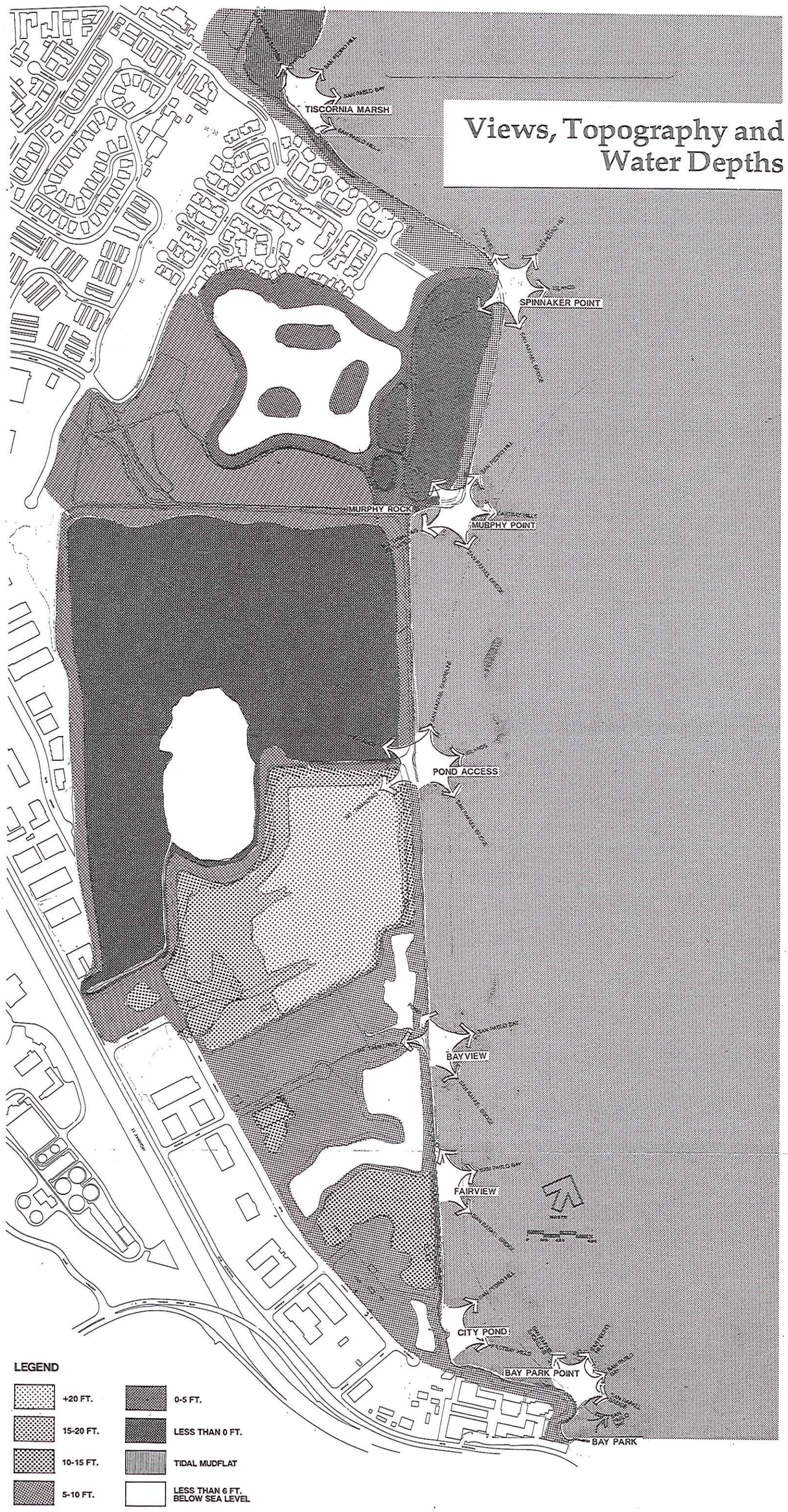
Photo 13: East San Rafael Shoreline Aerial

North

Circulation, Property Status and Land Use

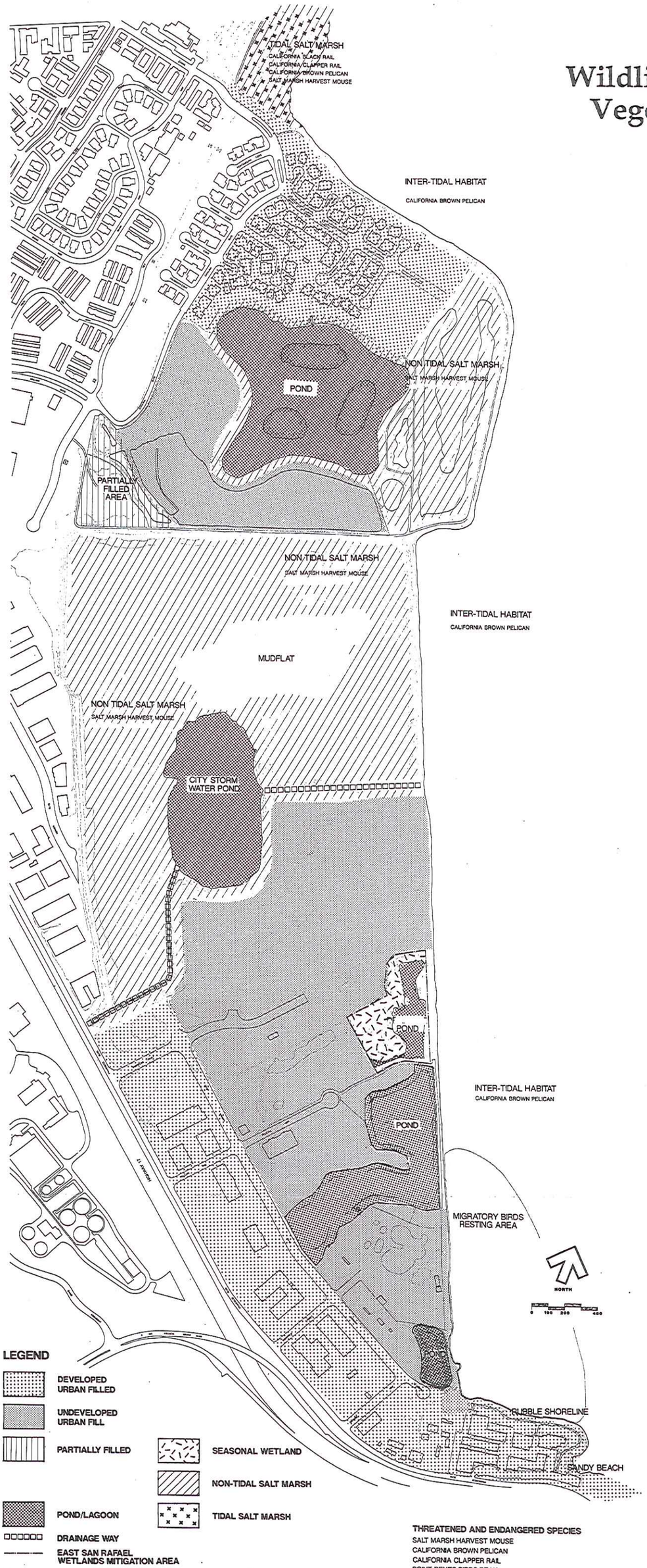


Plan 1:
Circulation, Property Status and Land Use



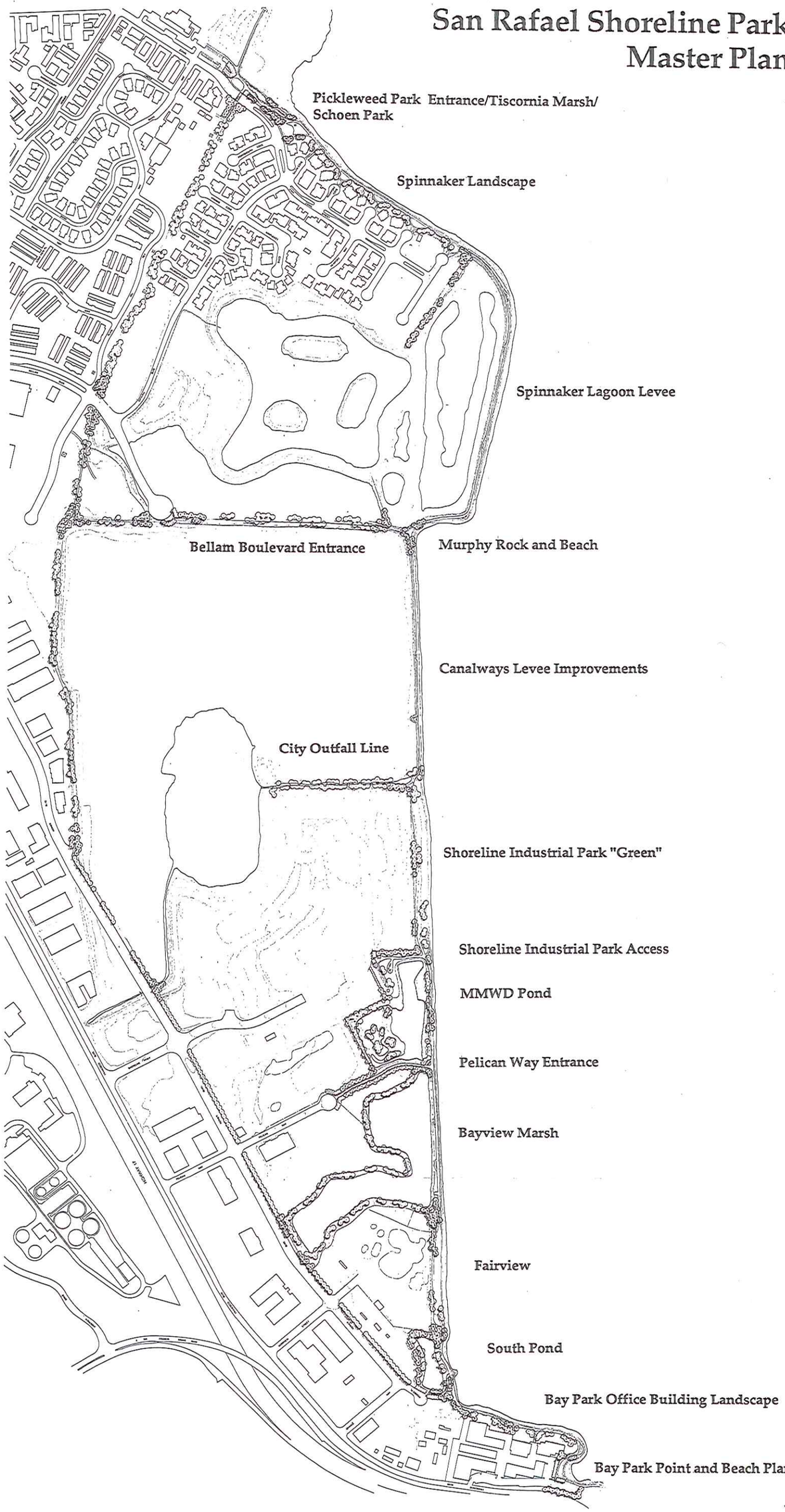
Plan 2:
Views, Topography and Water Depths

Wildlife and Vegetation



Plan 3:
Wildlife and Vegetation

San Rafael Shoreline Park Master Plan



Plan 4:
San Rafael Shoreline Master Plan

5.0
THE PLAN

5.1 Overall Design Concepts

The San Rafael Shoreline Park Master Plan design embodies several specific design concepts which have governed its development. These concepts are critical to the realization of the final park as it is currently envisioned. As detailed design of specific portions of the park occur in the future, the following design concepts and associated design recommendations both graphic and written are to be applied. These design concepts were derived from the goals and objectives identified by the Task Force and Consultant Team.

5.1a Entries

There is a distinct need to provide clearly perceivable entry points and a common sense of entry. Entry area designs are critical to the establishment of a sense of place, creation of an identifiable character to the park, and to help the public find access from city streets. Entry points will have removable bollards for vehicular control.

Recommendations:

- Provide consistent design treatment to each of the six major public entry elements to the park site in order to emphasize their inter-relationship and help define the park boundaries.
- Provide group gathering spaces at each entrance.
- Provide removable bollards at all vehicular entry points to the park in order to limit vehicular access to emergency and maintenance vehicles.

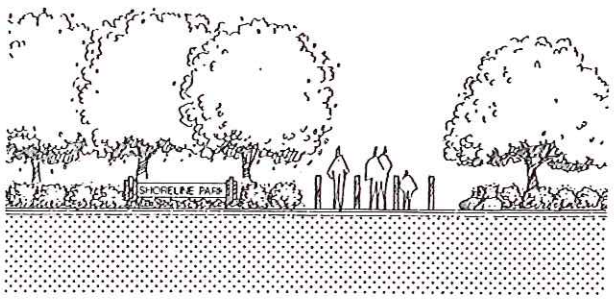


Figure 4: Prototypical Park Entry

5.1b Vehicular Circulation

Vehicular circulation within the park is limited only to maintenance and emergency vehicles. An eight foot wide asphalt path running the entire length of the park and extending to each major entrance is designed. A fourteen foot wide horizontal clearance is to be maintained for levee maintenance equipment.

Recommendations:

- An eight foot wide asphalt path shall connect all major entry points and run the full length of the Shoreline Park.

5.1c Pedestrian Circulation

Pedestrian circulation is designed to provide access along the full length of the Shoreline Park. The asphalt path is the primary pedestrian walk. A three foot wide crushed stone jogging path runs the full length of the park site. The meandering alignment of the asphalt path and crushed stone path where park band width allows, seeks to soften the linearity of levees and park edges. Gentle vertical undulations to the paths provide variety and interest to the

pedestrian experience. All paths are less than 5% in slope for handicap accessibility. Paths are kept away from environmentally sensitive habitat areas.

Recommendations:

- Meander pedestrian paths for variety and interest.
- Provide a three foot wide crushed stone jogging path the entire length of the Shoreline Park.
- Asphalt and pedestrian paths shall be handicap accessible.
- Limit access path south of Canalways to only maintenance vehicles.
- Do not provide pedestrian access around MMWD Pond, marshes, or around South Pond.

5.1d Topography

The plan seeks to add diversity and interest to the relative flatness of the park site. Undulating paths both horizontally and vertically and gentle berming within the landscape areas are designed to provide for positive drainage, spatial definition, and interest. Tops of levees are limited in path alignment and grade manipulation by their established widths. In no instance does this plan propose adding any fill in either wetland habitat areas or into the bay except as required for flood protection. The design of the asphalt path up the slope of the Shoreline Industrial Park edge is to take advantage of topographical variety and views.

Recommendations:

- Undulate trail along levees for variety and interest where conditions allow.
- Meander shoreline path along highest edge of the Shoreline Industrial Park "Green" for maximum views and topographical variety.

5.1e Habitat Improvement

The Master Plan proposes to minimize any disturbance to animal and plant life and improve conditions wherever possible in wetland areas and sensitive habitats. Vegetation and fencing will screen and seek to prevent intrusion of people, vehicles, and domestic animals into habitat areas. Low intensity park uses are located near the environmentally sensitive areas with more intensive uses planned further away. Repair of existing scars from vehicular and pedestrian trails through habitat areas shall occur. Removal of non-native invasive or noxious plant species from habitat areas is a priority. Removal of debris including abandoned cars and refuse are a priority.

Recommendations:

- Provide fencing between shoreline band and sensitive habit areas to prevent access by people or domestic animals.
- Improve habitat areas in Spinnaker Marsh, Canalways Marsh, MMWD Pond and South Pond.
- Remove invasive and noxious non-native plant species particularly Scotch Broom, and debris from shoreline band and adjacent habitat areas.

5.1f Planting

Fundamental to the planting design recommended for the Shoreline Park is the emphasis on plant materials which are native or indigenous to the Marin County bay shore. The shaping and organization of the site's character and image will be strongly enhanced by future planting. The objective of the recommended planting palette and design is to ensure a landscape that when implemented will result in a unified and aesthetically pleasing Shoreline Park that is uniquely San Rafael's.

By using a native/indigenous plant pallete, a goal of low water requirements is also achieved. Since water is a very limited resource, drought tolerant plantings are strongly encouraged. The plan keeps

lawn areas to a minimum and recommends lawn types which are meadow-like and require less water than conventional turf types.

Seasonal variety, spatial definition, and habitat value are also considered in the planting design recommendations. New plantings should build on existing ones and the final effect of a unified shoreline landscape should be discernable even through existing landscapes. Existing plantings at Spinnaker Point and Bay View Offices, in particular, may require supplemental plantings of the Shoreline Park palettes to help achieve a unified shoreline landscape the entire length of the park.

The vast openness and views along the Shoreline Park are two of its greatest assets. Planting design recommendations seek to enhance these qualities except in limited areas where denser evergreen tree plantings are proposed for variety and accent. Root guards are recommended for trees planted along the paths to promote deeper root growth.

The Shoreline Park project introduces some non-native, drought tolerant trees and shrubs along the on-street public access points in order to integrate and transition the park plantings with the East San Rafael neighborhood landscape. Landscape features will provide a focal point at each major public entry. The Master Plan emphasizes native and drought tolerant vegetation but does not preclude the use of limited non-native landscaping where appropriate such as at entry points and where transitioning to adjacent developments. Plantings are selected which will discourage public access to habitat areas.

Finally, durability and performance of vegetation along the bay shoreline is critical to any planting design. Environmental extremes including wind, salt, brackish water and poor soils severely limit plant species capable of meeting the desired landscape effects. Extensive research and experience has proven the recommended plant species as capable of performing well along the San Rafael shoreline. Staking, wind protection and consideration of acclimatization as needed will benefit all plantings within the site. Specific planting recommendations are included in Section 6.5.

Recommendations:

- Emphasize use of native and drought tolerant species typically found along the Marin bay shore.
- Provide seasonal variety, spatial and habitat value in the planting design.

5.1g Irrigation

To ensure healthy growth, all trees and shrubs must be irrigated. Trees should be irrigated with bubbler heads or drip irrigation to encourage deep root growth. Shrubs are recommended to have drip irrigation with conventional spray irrigation reserved for broad expanses of groundcover, grass, or meadow areas only as necessary. If initial water supplies are domestic, irrigation should be designed with equipment enabling use of reclaimed water as a viable future possibility.

Recommendations:

- All trees and shrubs shall be irrigated with drip irrigation where feasible.
- Irrigation system and equipment shall be designed to accommodate potential use of reclaimed water.
- Irrigation couplers are recommended throughout the park for maintenance purposes.
- Review possibility of using reclaimed water for park irrigation with City, MMWD, CMSA and Regional Water Quality.

5.1h Activity Areas

The use of the shoreline band is primarily for low intensity activities and includes a number of recreational uses, such as walking, jogging, birdwatching, picnicking, bicycling and sitting. The common recreational faciliity extending throughout the park will be the pedestrian path system running its entire length. This also provides the opportunity to link paths and park development with neighborhood systems.

The locations of activity areas on the plan are governed by proximity to habitat areas, major entry points, localized environmental conditions such as wind and views, and adjacent parcel status and development.

Higher intensity use areas such as picnicking and group recreation are located away from sensitive habitat areas, while low intensity use areas such as birdwatching and walking occur within closer proximity and are buffered with vegetation and barrier fencing. The linear nature of the park band necessitates an arrangement of activities along the major paths. Activity areas have been deliberately arranged in relation to entry points so that most group activities are closest to primary access points. For safety concerns, no activity area is isolated from public paths or public areas.

Recommendations:

- Locate high intensity use areas away from sensitive habitat areas.
- Locate group activities close to park entries and access points.
- Recreation areas shall typically be unstructured without defined playfields or playing courts.

5.1i Outside of Study Area

The proposed San Rafael Shoreline Park and the adjacent properties and surrounding land uses are interrelated and should reinforce and support each other. The development of the park will improve the quality of the area and benefit adjacent properties as well as bring people to the shoreline and activate it.

The park plan relates to adjacent land uses by providing bicycle and pedestrian connections to city streets, loop bicycle paths networks and view corridors. Such design and policy recommendations are proposed to help unite the Shoreline Park with the East San Rafael neighborhood.

Recommendations:

- Integrate park pedestrian and bicycle circulation with neighborhood sidewalks, streets, and open spaces.
- Reinforce and enhance view corridors to off-site features as part of the park design.
- Screen views of adjacent roads, service areas, and unsightly buildings.
- Prevent public access, particularly vehicular, onto sensitive habitat areas through fencing and barriers along adjacent properties.

5.2 Development Areas

The San Rafael Shoreline Park plan is divided into sixteen subareas based on property status, extent of existing development and physical features. For the purposes of presenting design recommendations, the following descriptions, both graphic and written, are presented for each subarea beginning at the north end of the shoreline park band at Pickleweed Park and moving south to Bay Park Point and Beach.

5.2a Pickleweed Park Entrance/ Tiscornia Marsh/Schoen Park

- Provide focal point identity to park with signage.
- Provide group gathering area.
- Parking at Pickleweed Park parking lots.
- Integrate Schoen Park with the shoreline band and provide direct access to shoreline path.
- Provide pedestrian linkage across Canal Street to elementary school and bike path.
- Continue shoreline path and crushed stone jogging path to Pickleweed Park.
- Provide seating area adjacent to Tiscornia Marsh which is sheltered for bird watching.
- Provide access point and visual link from Canal Street.
- Screen visual impact of residential development along marsh perimeter.

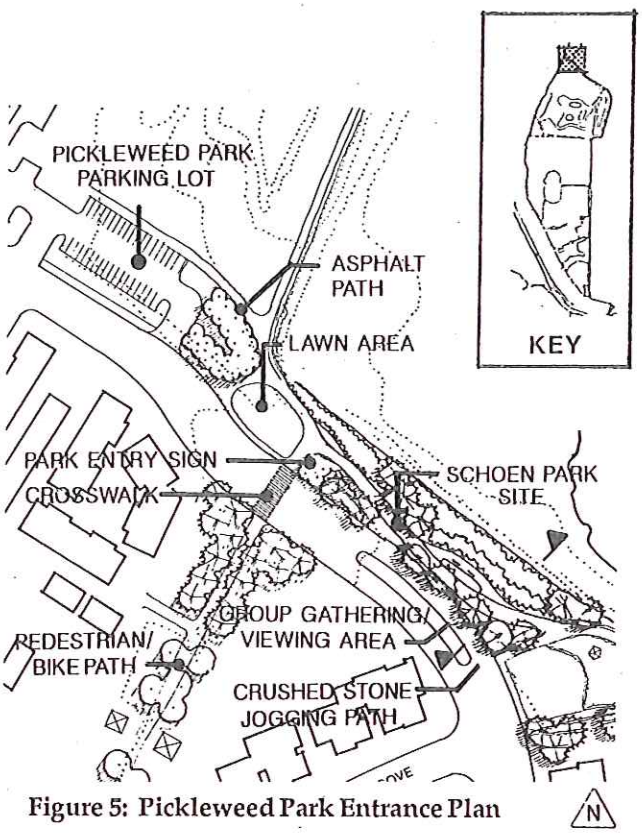


Figure 5: Pickleweed Park Entrance Plan

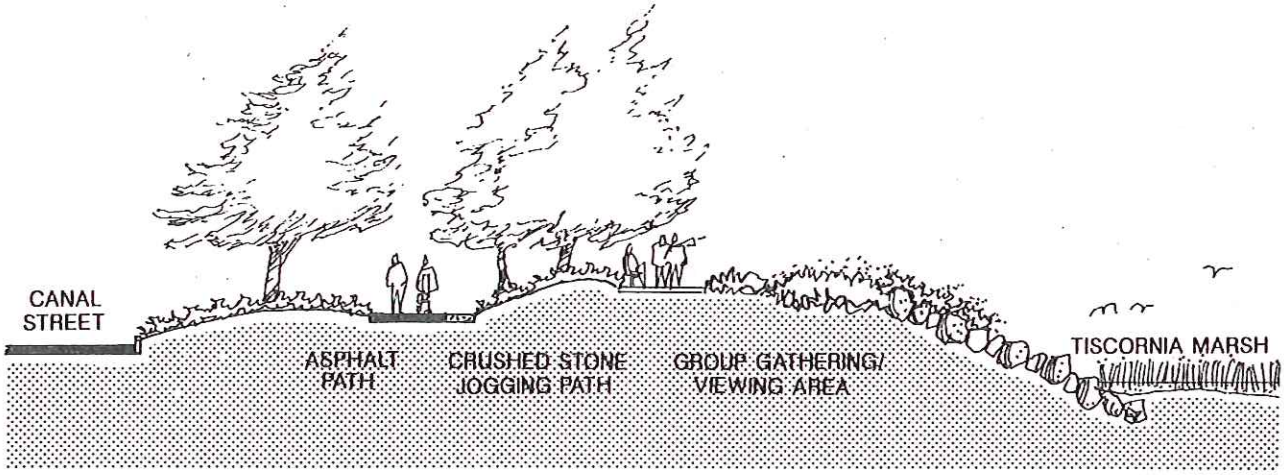
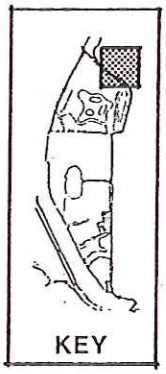


Figure 6: Pickleweed Entrance Section

5.2b Spinnaker Landscape

- Add crushed stone jogging path.
- Add additional seating. 10 benches.
- Add shoreline plantings along edge of shore.
- Add additional buffer plantings along housing while sensitively considering residential views of water - shoreline specific species.
- Improve visibility of water from residential streets.



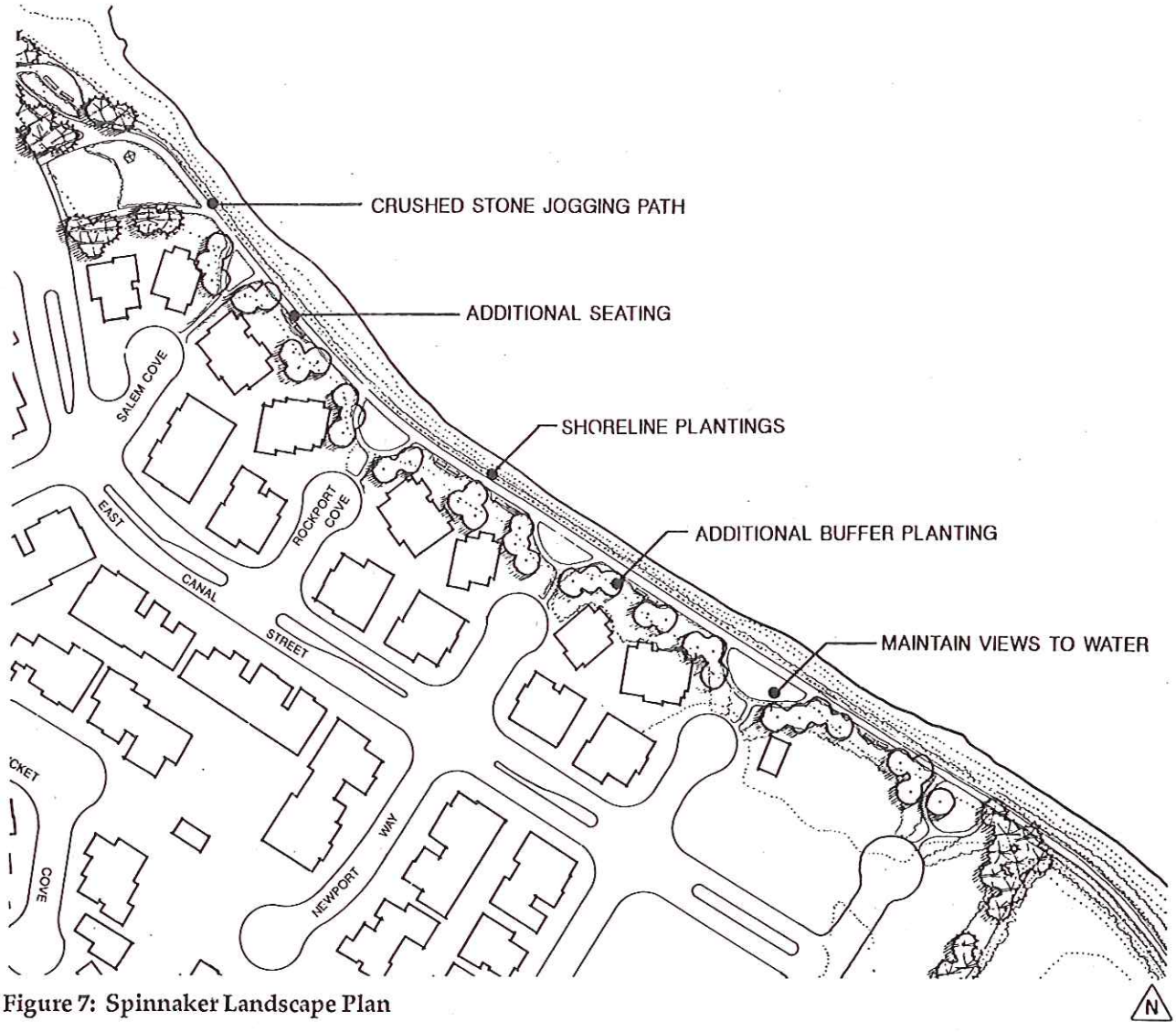


Figure 7: Spinnaker Landscape Plan

5.2c Spinnaker Lagoon Levee

- Undulate top of levee for topographical variety and view point emphasis where conditions allow without widening levee.
- Provide vinyl clad and post and cable fencing along side of sensitive habitat area above elevation 103.
- Provide seating on both sides of levee. Screen bird watching areas on both sides of the shoreline path with planting.
- Add asphalt shoreline path and crushed stone jogging trail.
- Keep plantings low for emphasis on views. Use higher plantings along trail to buffer wildlife habitat. Trees not encouraged.
- Provide major viewing terraces at corners of levee.
- Enhance marsh habitat.
- Improve exercise station course.

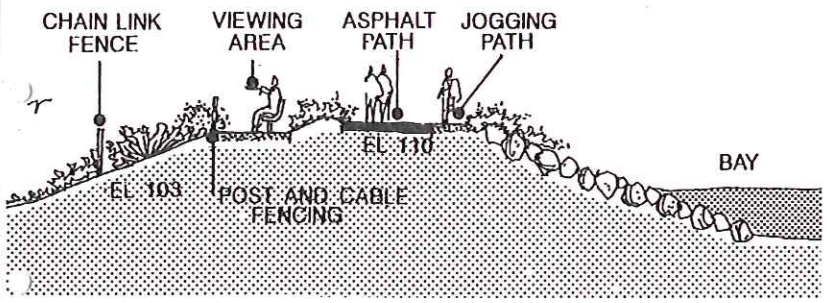


Figure 8: Spinnaker Lagoon Levee Section

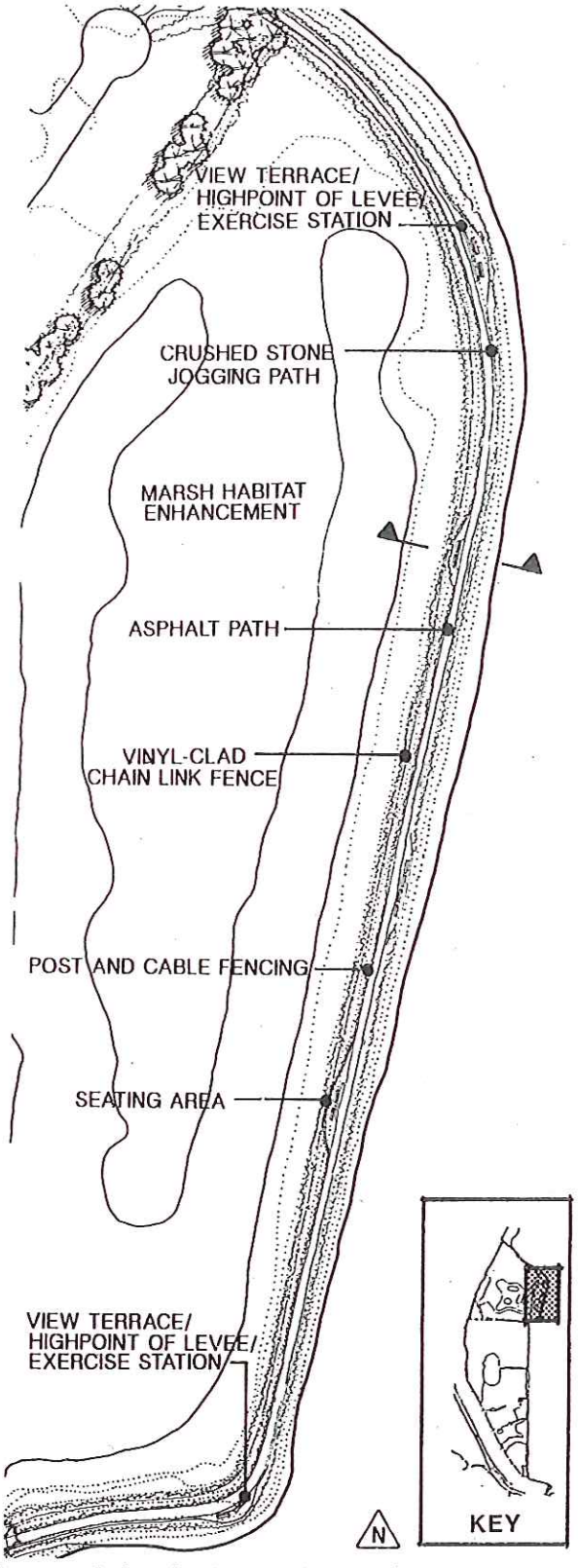


Figure 9: Spinnaker Lagoon Levee Plan

5.2d Murphy Rock and Beach

- Raise Bellam Boulevard entrance path on low bridge and add configured fencing to allow 200 foot wide uninterrupted wildlife movement between marshes as part of Canalways improvements. No modification to top of levee unless approved as part of Salt Marsh Harvest Mouse habitat improvement.
- Sculpt existing beach and provide access path without filling into the Bay.
- Provide viewing/sitting area on site of Murphy Rock. Furnishing could be rocks.
- Plant screen trees for shelter and shoreline path spatial definition and access accent.
- Improve salt marsh habitat and eliminate paths through marsh.

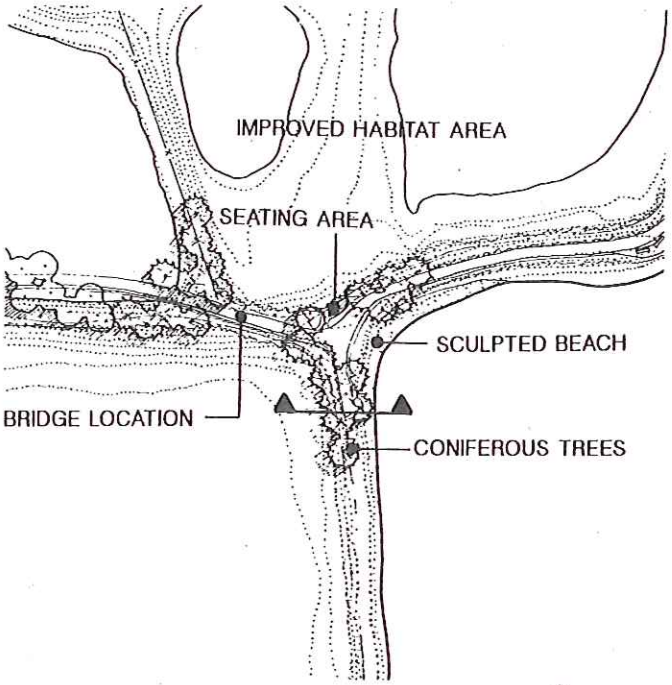


Figure 10: Murphy Rock and Beach Plan

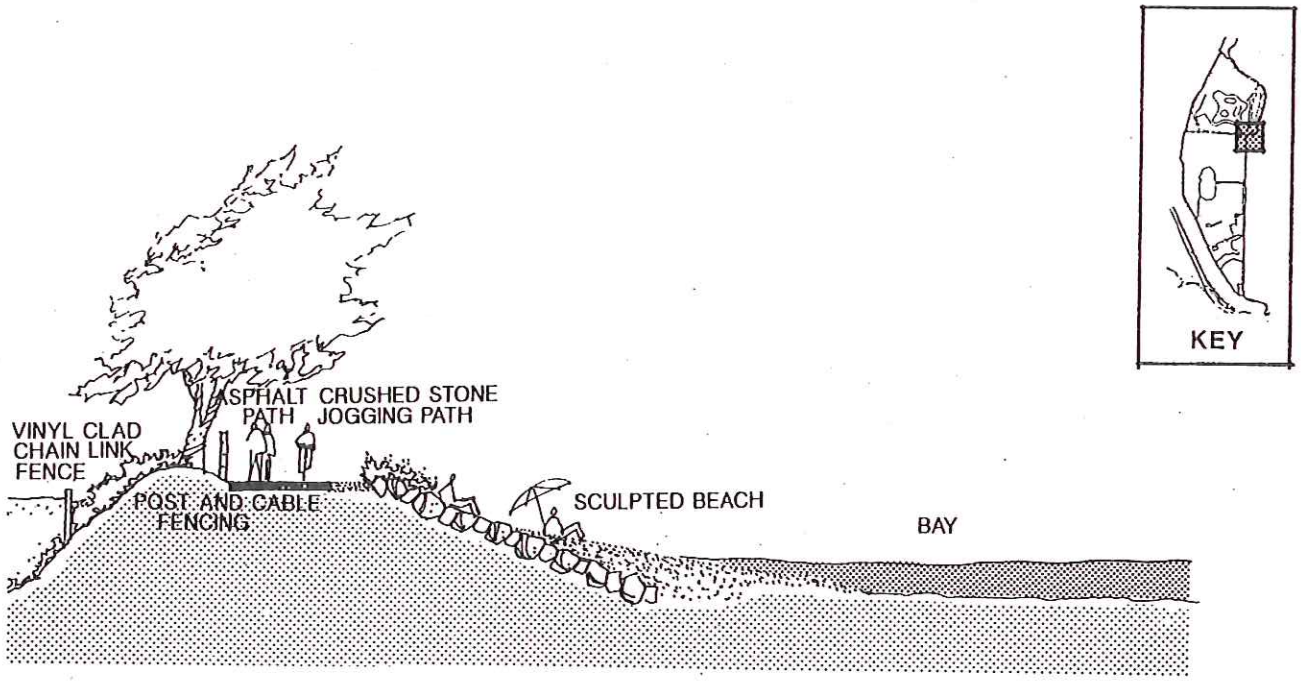
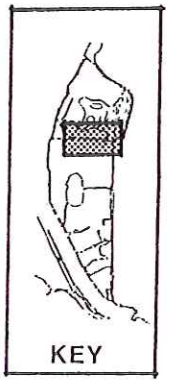


Figure 11: Murphy Rock and Beach Section

5.2e Bellam Boulevard Entrance

- All parking on street.
- Focal point to identify entrance at end of Bellam Blvd. extension.
- Provide gathering place.
- Meander path along top of slope.
- Meander fence along midpoint of slope and plant against for barrier and screen.
- Emphasize major views toward marsh and hills, buffer path from future housing.



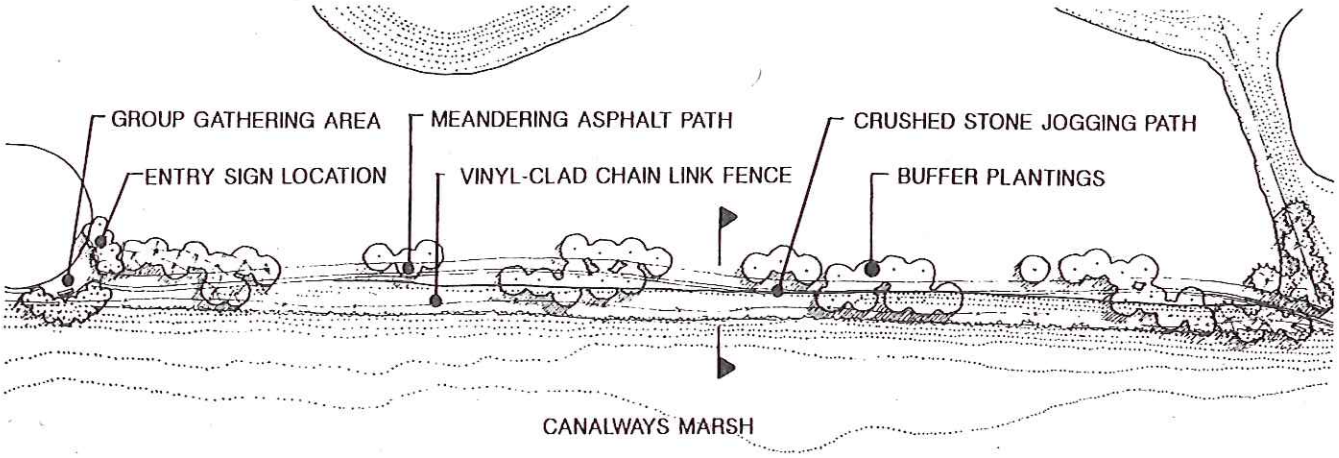


Figure 12: Bellam Blvd Entrance Plan

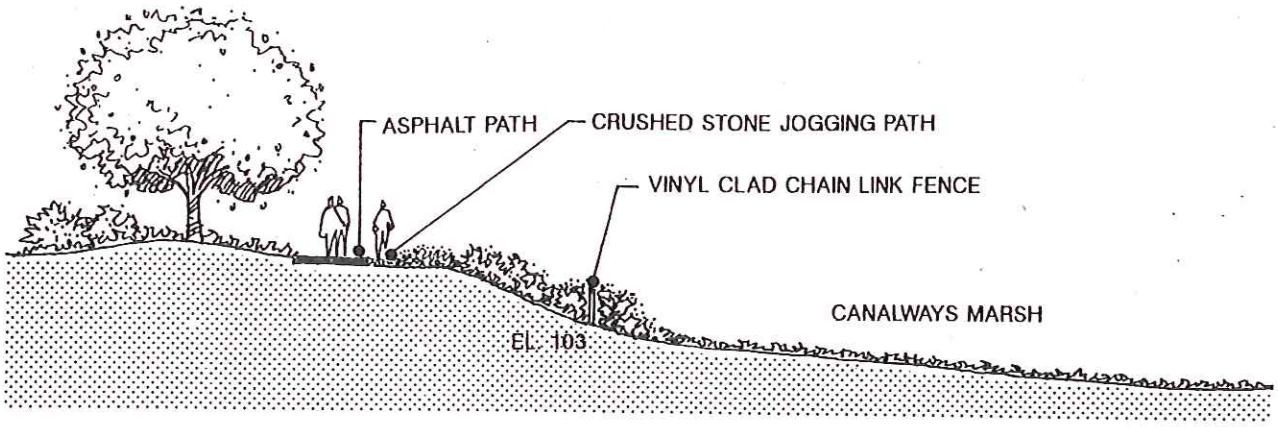


Figure 13: Bellam Blvd. Entrance Section

5.2f Canalways Levee Improvements

- Improve levee to meet flood mitigation requirements + 110.
- Any additional width of levee required due to increased height to be completed with minimum possible habitat disturbance.
- Meander new shoreline path and crushed stone path along top of levee where conditions allow without widening levee.
- Provide subtle high and low points to path for variety without widening levee.
- Introduce seating areas without additional fill to view bay and marsh. Screen bird watching areas with plantings.
- Provide vinyl clad chain link fence down side of levee above elevation 103 and plant against it. Provide post and cable fence along path.
- Preserve pickleweed areas.
- Keep plantings low for views and emphasis on expanse and higher along trail to buffer wildlife habitat.

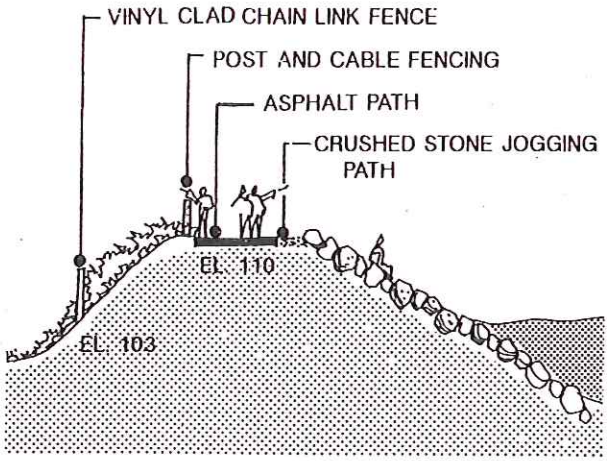


Figure 14: Canalways Levee Section

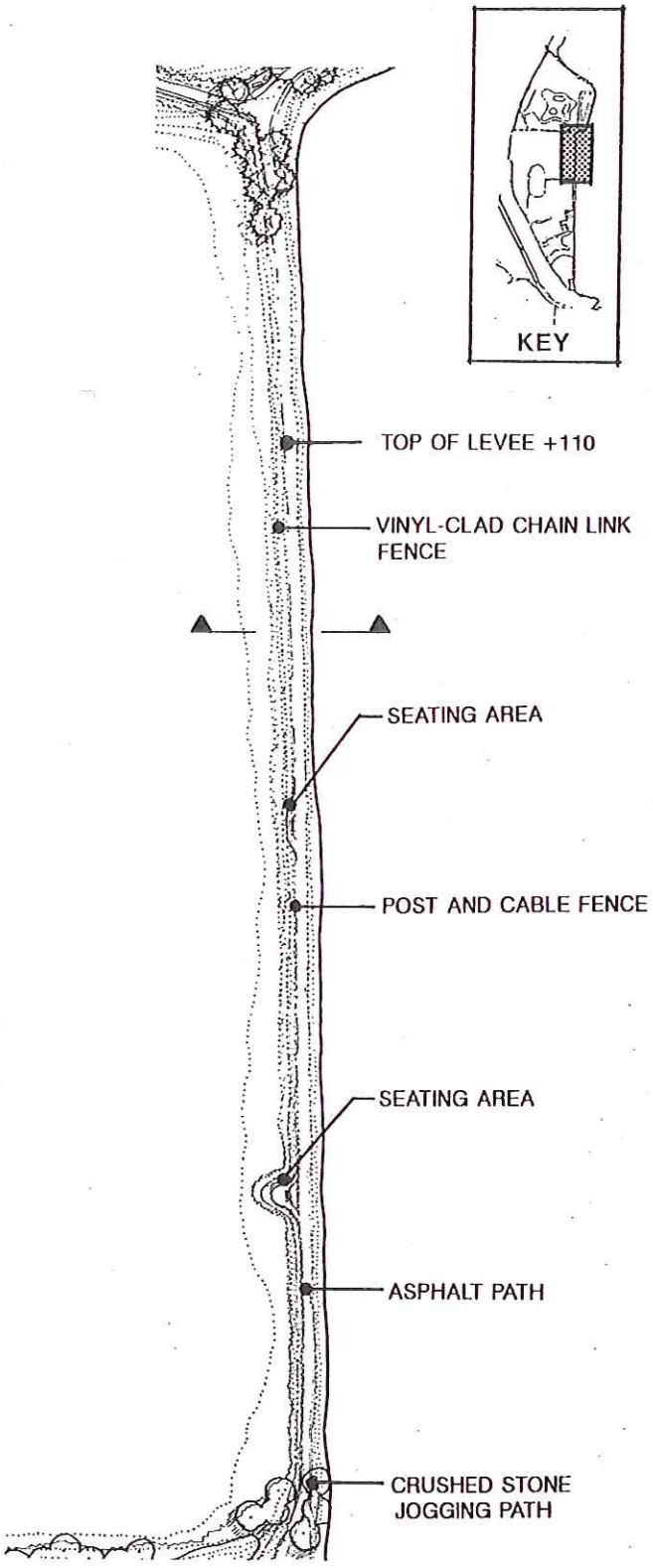
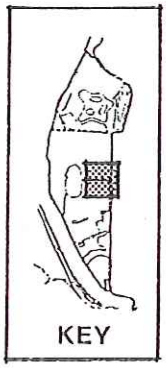


Figure 15: Canalways Levee Plan

5.2g City Outfall Line



- Provide sheltered birdwatching area along path on existing fill to view over Canalway's salt marsh.
- Introduce wetland plantings and improve marsh habitat when City pumping station and drainage line require modification.
- Provide buffer between industrial park and marsh.
- City pump house should be screened by vegetation and not block views of bay and marsh areas.
- Access for City vehicles only.

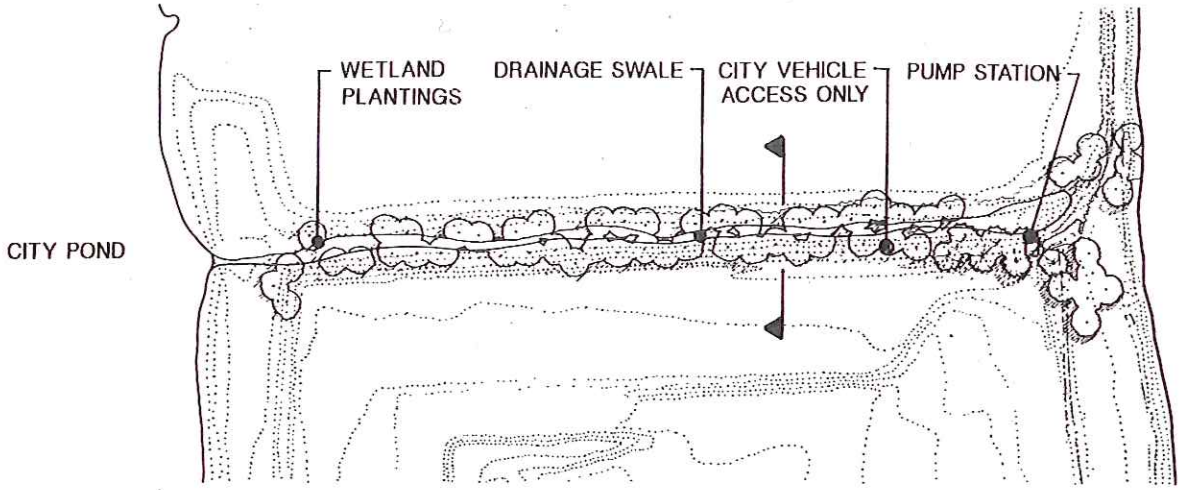


Figure 16: City Outfall Line Plan

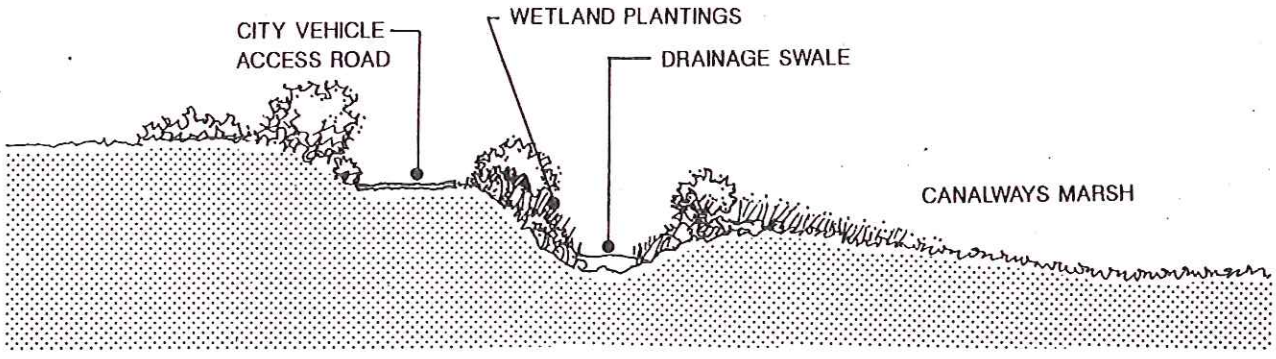


Figure 17: City Outfall Line Section

5.2h Shoreline Industrial Park "Green"

- Soften contours of slope.
- Meander shoreline path to top of land fill within shoreline band for views and topographical variety.
- Recommend future buildings set back from edge with bay oriented design.
- Meander crushed stone jogging path along shoreline edge.
- Provide large sloping and flat lawn areas for low intensity uses and unstructured recreation.
- Introduce picnic tables with emphasis of locations near access point.
- Provide some shading and sheltering with trees.
- Keep area primarily open for views and activity areas.
- Future parcel development should be integrated and compatible with Shoreline Park.
- Improve levee facing to City standards.
- Setback buildings for least visual impact.

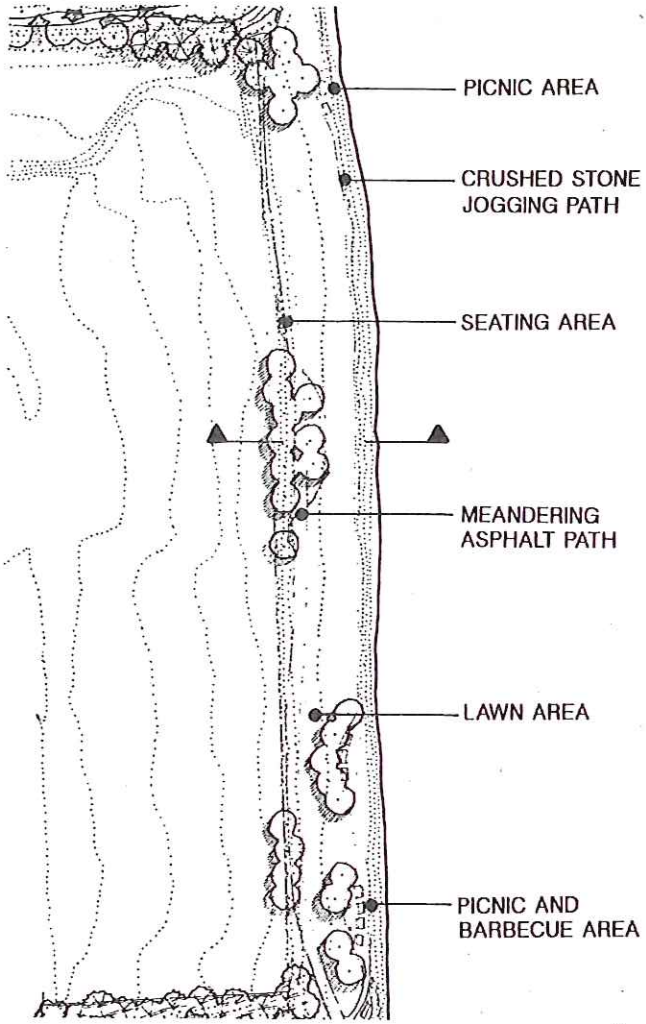


Figure 18: Shoreline Industrial Park 'Green' Plan

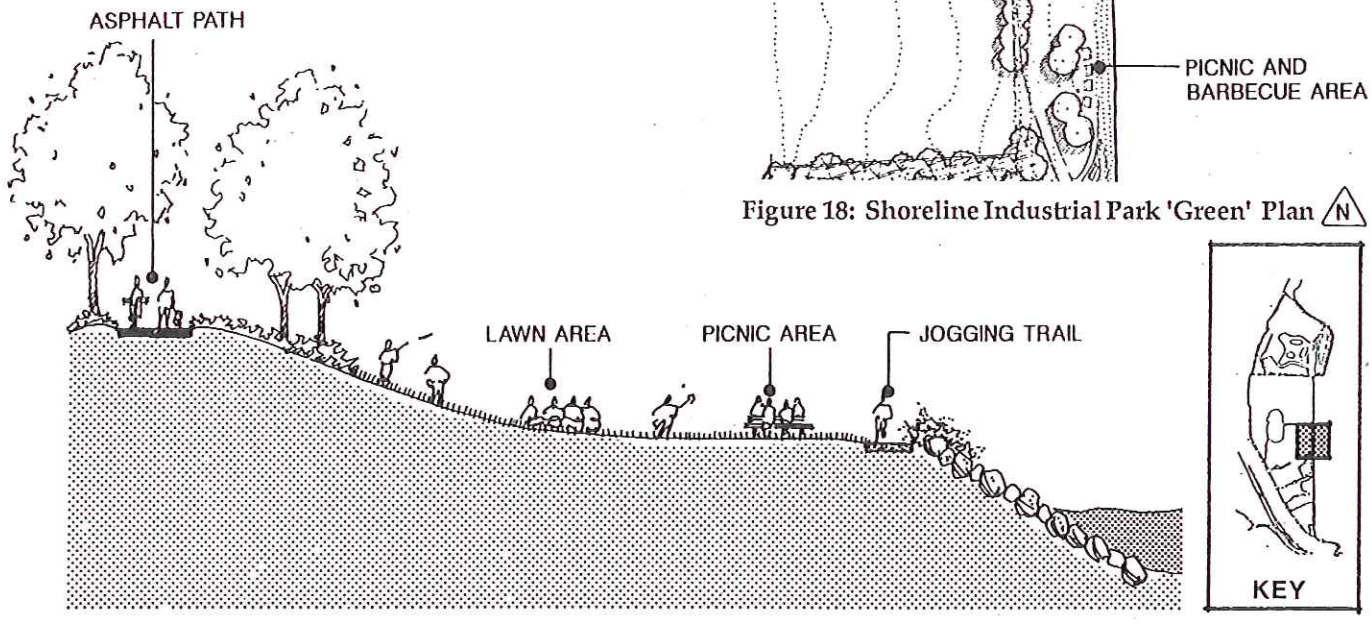
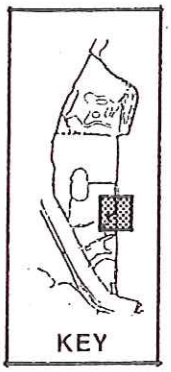


Figure 19: Shoreline Industrial Park 'Green' Section

5.2i Shoreline Industrial Park Access

- Improve pond edge habitat.
- Add focal point identity to entrance.
- Provide new restroom facility near street for safety, access and maintenance.
- Provide a public telephone.
- Add new parking area.
- Add bench seating and children's play area.
- Provide path/service road access to park band.
- Provide planted screening of parking lot and future buildings.
- Add sheltered bird watching area along pond.



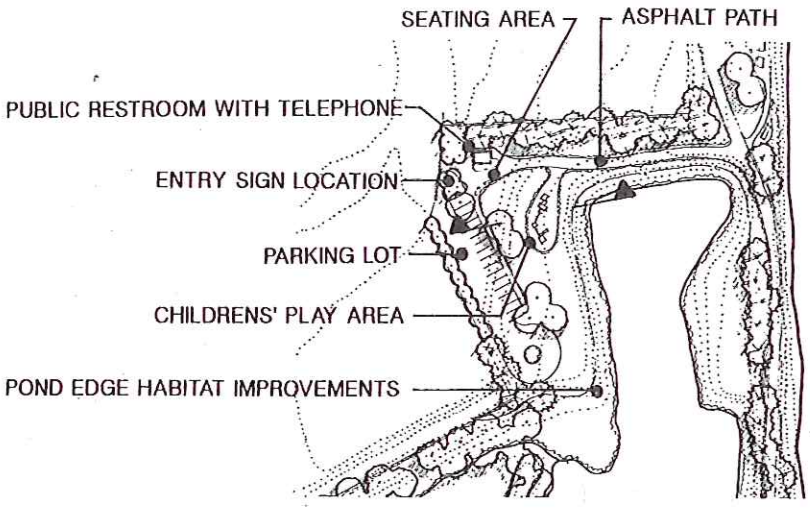


Figure 20: Shoreline Industrial Park Access Plan

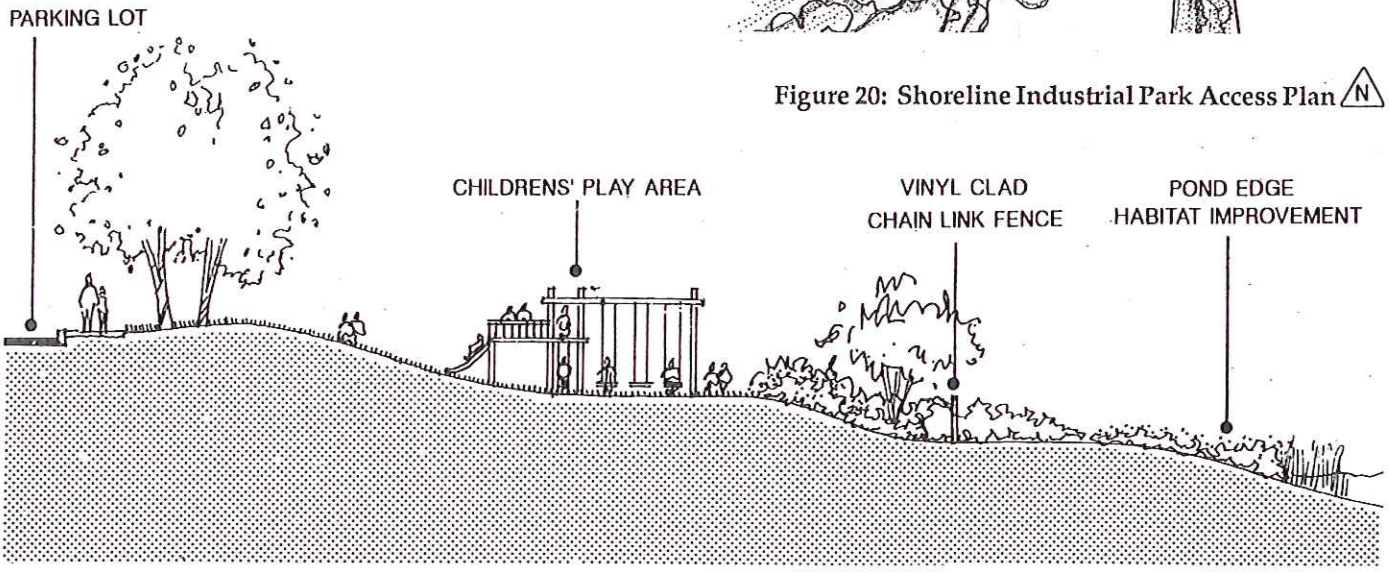


Figure 21: Shoreline Industrial Park Access Section

5.2j MMWD Pond

- Meander new asphalt path along existing levee.
- Plant trees for sheltered grove. Sense of enclosure.
- Add crushed stone jogging path.
- Add benches for seating facing bay and pond.
- Clean pond rubble to BCDC standards.
- Improve levee facing in accordance with subdivision requirements.

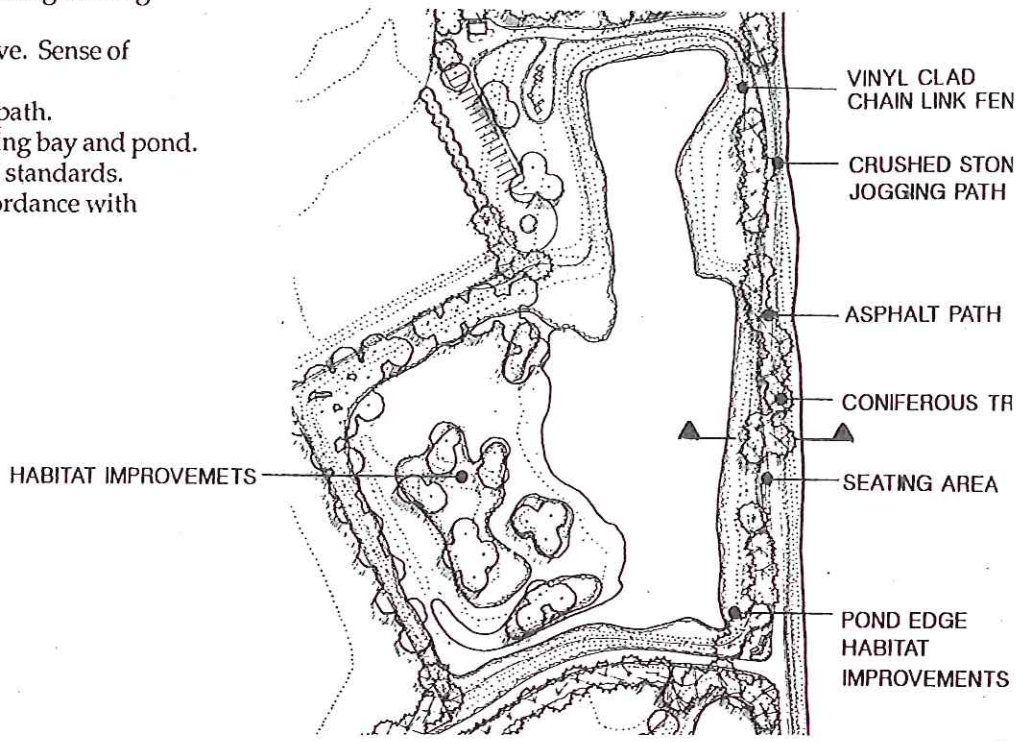


Figure 22: MMWD Pond Plan

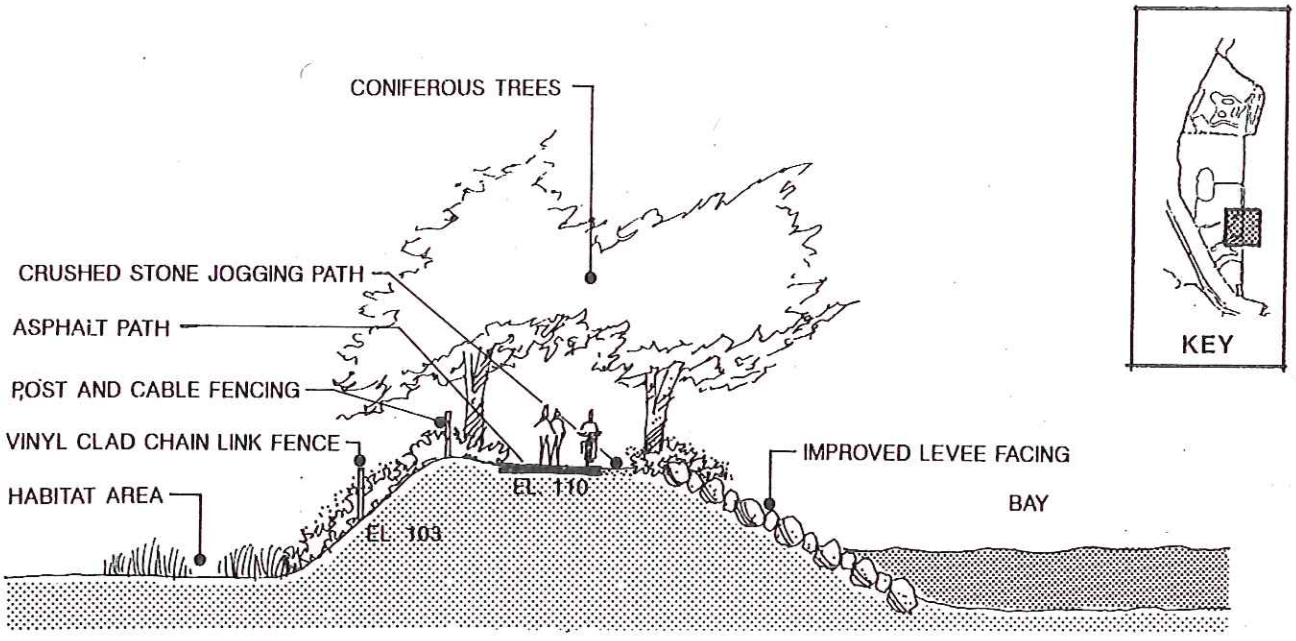
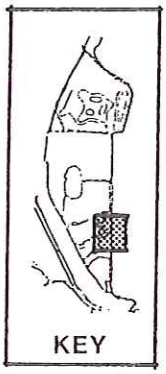


Figure 23: MMWD Pond Section

5.2k Pelican Way Entrance



- All parking on street.
- Add focal point identity to entrance.
- Add linear tree plantings to accent view corridor and construct sense of entry. Preserve views to Marin Islands.
- Provide tree plantings to screen future Bayview parking lots.
- Add seating at water for short-term visitors.
- Maintain existing path alignment.
- On street parking and parking in Bayview Business Park after business hours and weekends as specified in Bayview Development Plan approval.

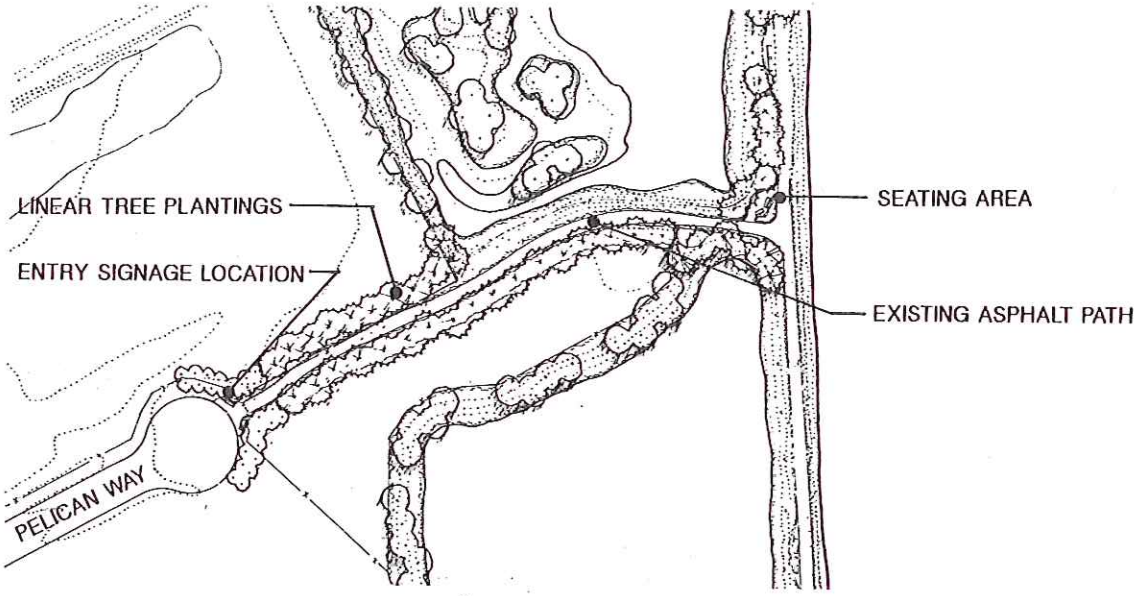
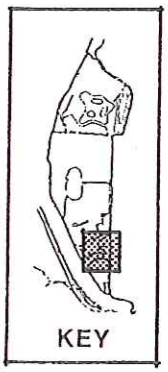


Figure 24: Pelican Way Entrance Plan

5.21 Bayview Marsh

- Sheltered birdwatching/seating areas at each end of levee.
- Low plantings on each side of path to preserve feeling of water on both sides of pathway and views to Mt. Tamalpais.
- Add crushed stone jogging path.
- Add plantings along top of levee to soften edge.
- Improve habitat along water edge.
- Provide tree plantings to screen industrial buildings and service areas.
- Maintain existing path alignment.



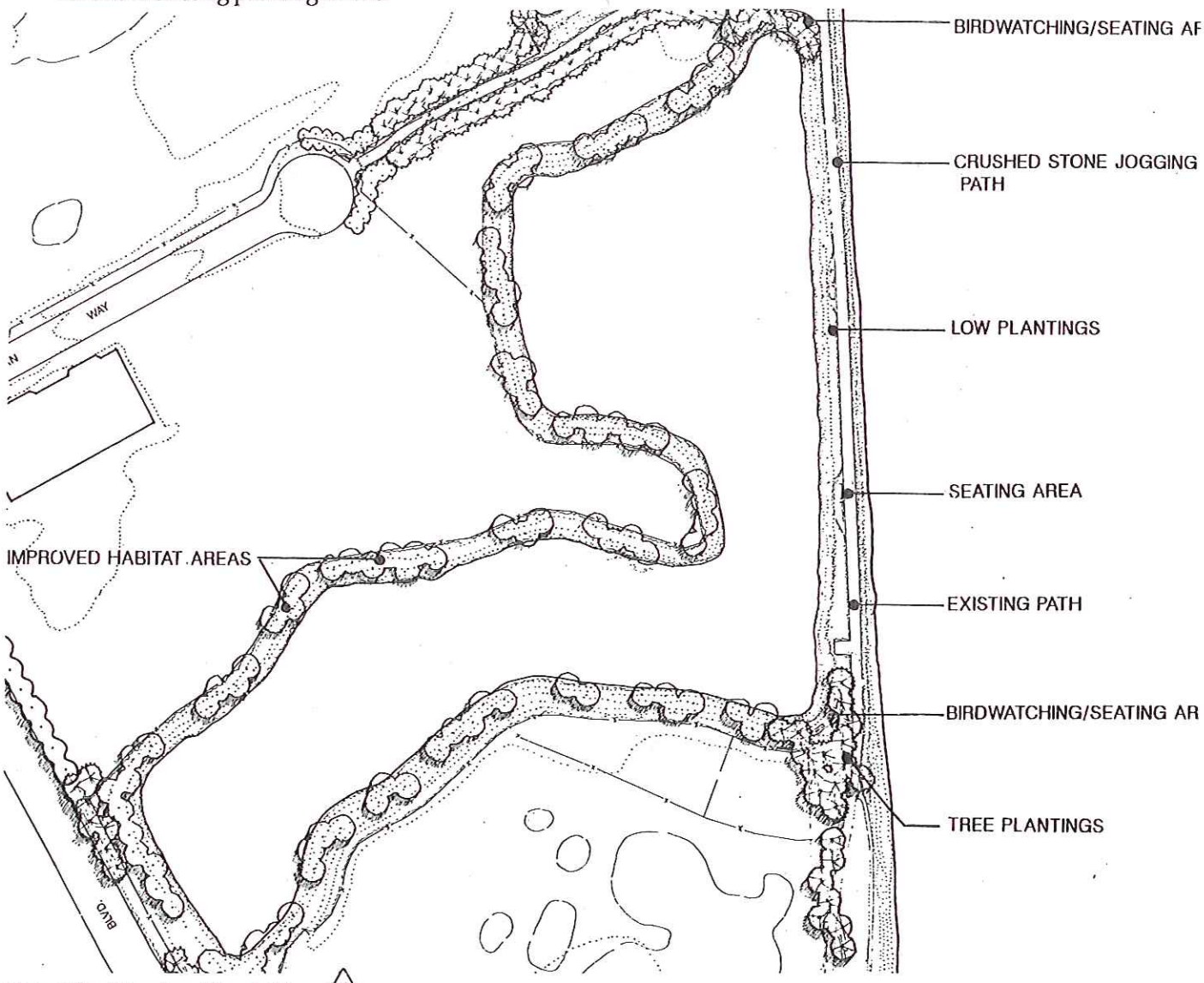


Figure 25: Bayview Marsh Plan

5.2m Fairview

- Add separate crushed stone path along rock work edge.
- Meander shoreline path within 100' wide band.
- Add lawn area.
- Provide mix of small spaces and large spaces.
- Define area with evergreen tree massings.
- Provide benches for activity watching and views.
- Undulate lawn to define play areas.
- Future parcel development should be integrated and compatible with Shoreline Park.
- Future parcel development should orient to water.

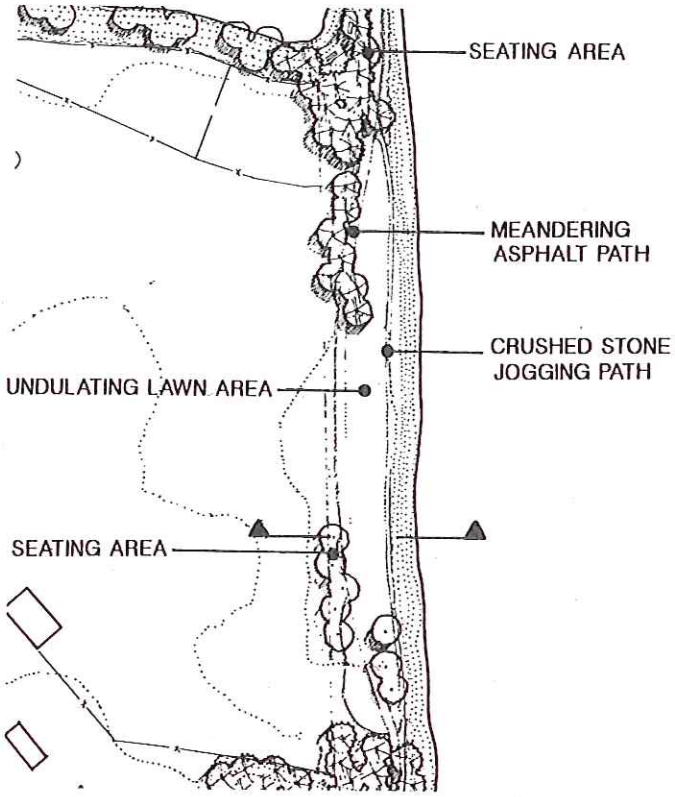


Figure 26: Fairview Plan

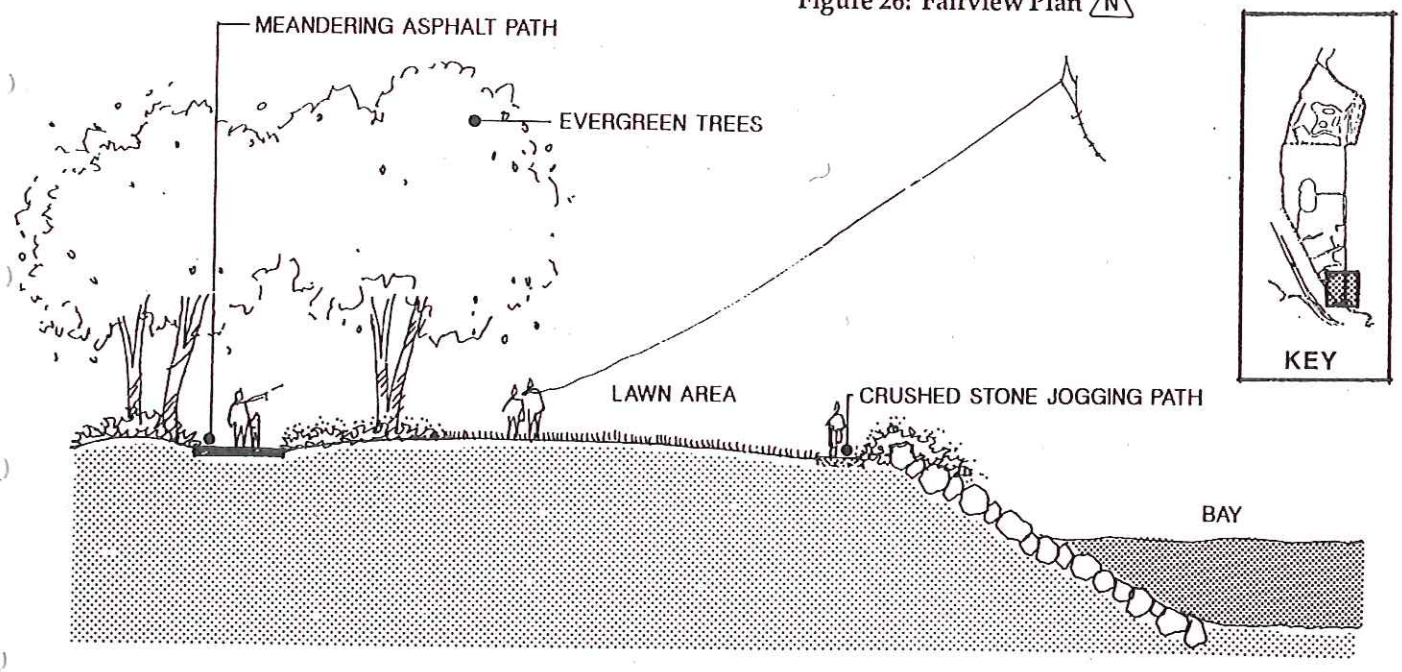


Figure 27: Fairview Section

5.2n South Pond

- Add focal point identity to entrance.
- Provide vehicular access for maintenance.
- Add screening/separation of pond from path for wildlife.
- Introduce seating area on levee outcropping.
- Provide seating at sharpest bend of shoreline path for views.
- All parking on street.
- Screen pump station.
- Provide levee improvements to meet engineering standards.
- Add asphalt path and crush stone jogging path.

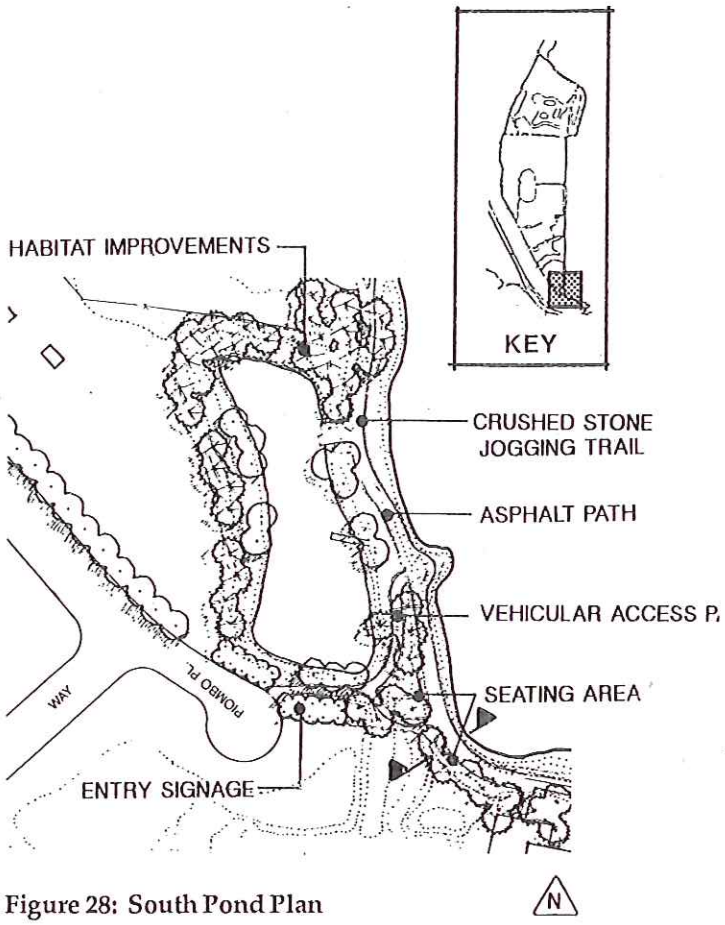


Figure 28: South Pond Plan

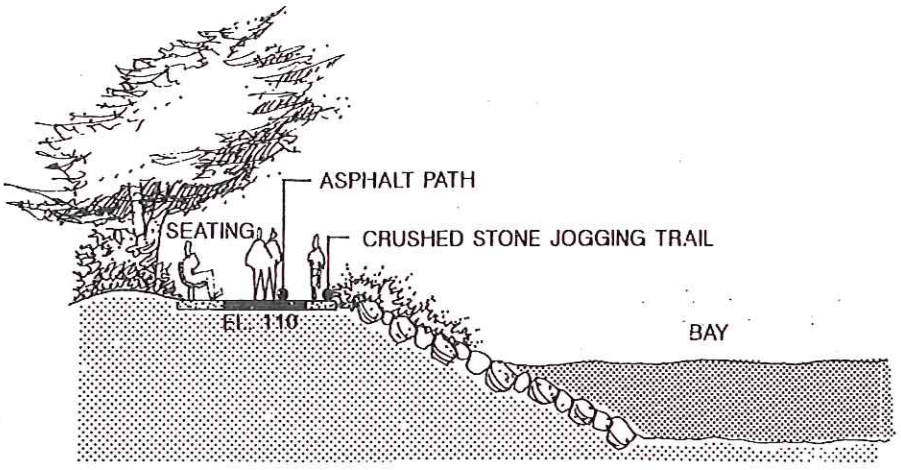
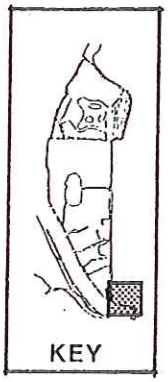


Figure 29: South Pond Section

5.2o Bay Park Office Building Landscape

- Expand seating areas.
- Add separated crushed stone jogging path.
- Add plantings to office landscape - shoreline specific species.
- Screen parking lots.



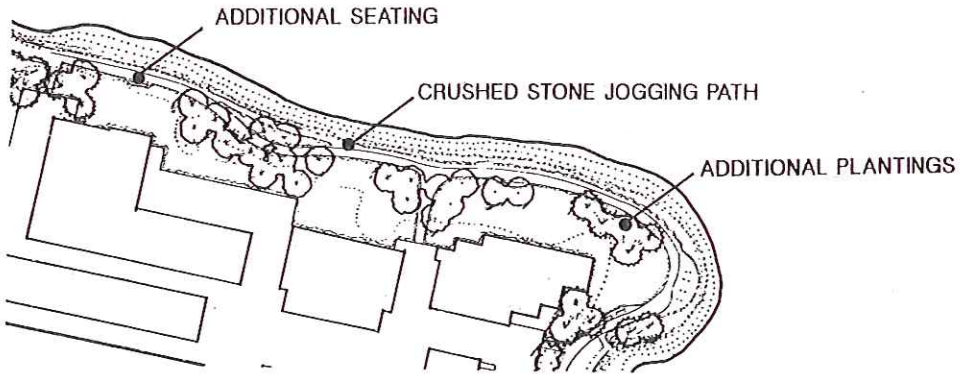
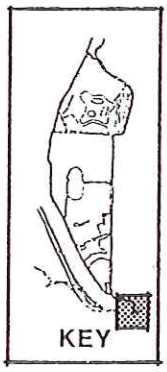


Figure 30: Bay Park Office Building Plan

5.2p Bay Park Point and Beach



- Continue path to Rod and Gun Club.
- Improve beach.
- Maintain existing parking.
- Introduce picnic area.
- Expand seating areas.
- Add plantings along top of levee.
- Supplement plantings for spatial definition.
- Add focal point identity to entrance and gathering area.
- Screen parking lots.
- Add small lawn area for sunning and windsurfing/kayaking staging.
- Add crushed stone jogging path.
- Add public telephone at existing restroom.

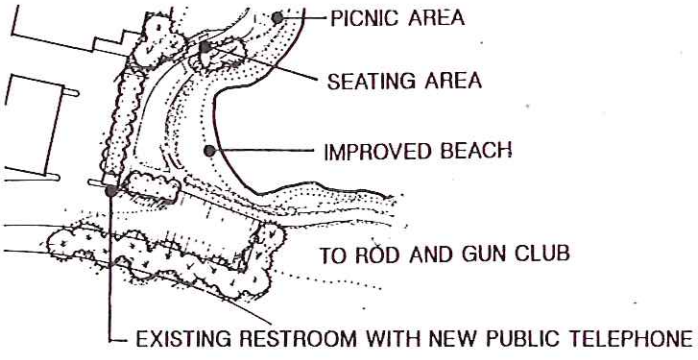


Figure 31: Bay Park Point and Beach Plan N

6.0
DESIGN DETAILS

6.1 Asphalt Path

The primary pedestrian and vehicular element of park is an eight foot wide asphalt path. This path will accommodate pedestrians, bicycles, general maintenance trucks, security vehicles, and large trucks for occasional improvements to levees. The asphalt should be properly engineered in thickness and base material. Its design shall be determined by soil characteristics which vary throughout the site. Meandering edges of the path should be smooth and flowing. The path should have a 2% minimum cross slope for adequate drainage. Maintenance to the asphalt path will include occasional patching and resurfacing depending on extent of use. A one foot wide gravel shoulder shall occur on each side of the path along landscaped areas.

6.2 Crushed Stone Path and Area

The three foot wide jogging trail running the length of the park is designed as crushed stone. The desired surface is intended to be a comfortable and safe medium to jog on. The crushed stone should be a consistent buff or brown color throughout the entire park. A Class II rock base layer and top layer of fines should be the same type of material. Redwood headers should contain the path on each side when it is not adjacent to asphalt. Where the path follows alongside the rock work at the tops of levees, it should flow uninterrupted up to the rocks. Picnic and seating areas are also designed with crushed stone surfaces. These areas, like the path, should slope at a minimum 2%. Curved redwood headers containing the crushed stone paving should be designed smooth and flowing. Termini of the paths should have no less than six foot radii where meeting other pavement materials.

6.3 Vinyl Clad Chain Link Fencing

Sensitive wetland and habitat areas requiring barrier fencing are indicated on the plan. The barrier fencing is intended to keep people and domestic animals out of sensitive habitat areas. Already in place as part of the East San Rafael Wetlands Mitigation Plan at Bayview Business Park, a four foot high black vinyl clad chain link fencing is proposed as the fencing standard throughout the park. The fencing should occur at midslope to levees approximately four feet below the top of the levee so as not to block views and be more easily screened with plantings. Black vinyl clad is selected for its durability and receding color quality.

6.4 Wood Post and Cable Fencing

Designed as a device to keep park users from accessing steep slopes on levees or landscaped areas, a wood post and black vinyl cable fence is proposed. This fence consists of six inch diameter posts four feet high with three cables drawn between them. This relatively transparent fence will provide a simple barrier, with excellent durability, at minimal cost. Tops of the posts should be chamfered and sloped for positive drainage. Spacings between posts shall be approximately ten feet.

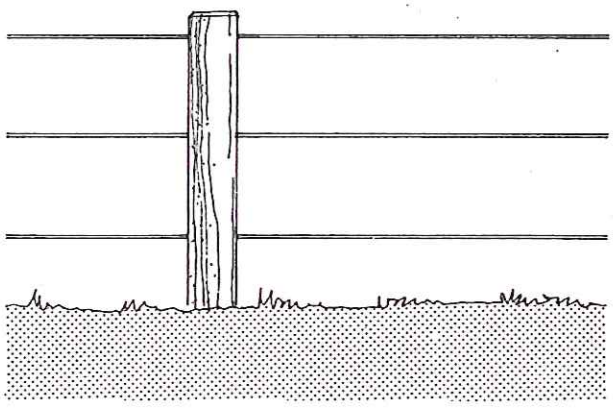


Figure 32: Wood Post and Cable Fencing

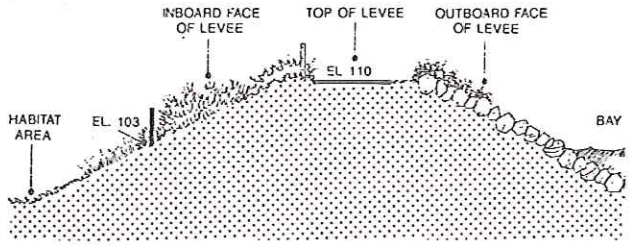


Figure 33: Prototypical Planting Section

6.5 Planting

The concept for planting design is to have a variety of planting zones responding to the varying environmental criteria along the site. These plantings will also provide a variety of landscapes that are sequenced throughout the length of the park.

The plantings respond to the constraints of the site: poor soils, heavy wind, and salt air. The landscape is used functionally to provide screens and barriers, reduce wind and sun exposure, frame views, and contribute positively to habitat areas. Landscape plantings are also used to aesthetically complement the site, enhance the sense of place and provide visual relief.

The main landscape areas on the site include: outboard levee faces, tops of levees and inboard faces of levees, habitat areas, and areas adjacent to residential and office/industrial landscapes including major public entry/access points.

Proposed plant palettes include the following:

Top of Levees and Levee Faces: Plantings which occur along the top of levees and levee faces:

Trees:

Monterey Cypress - *Cupressus macrocarpa*
Monterey Pine -*Pinus radiata*
California Live Oak - *Quercus agrifolia*

Shrubs:

Beach Sagewort - *Artemisia pycnocyphala*
Australian Saltbush - *Artemisia pycnociphala*
Chaparral Broom - *Baccharis pilularis 'Consanguinea'*
Dwarf Coyote Bush - *Baccharis pilularis 'Twin Peaks'*
Ceanothus - *Ceanothus griseus 'Yankee Pt.'*
Brass Buttons - *Cortula coronopifolia*
Hairgrass - *Deschampsia ssp.*
Seaside Daisy - *Erigeron glaucus*
Toyon - *Heteromeles arbutifolia*
Statice - *Limonium perezii*
Lavendar Cotton - *Santolina chamaleyparissus*
Feather Grass - *Stipa pulchra*

Groundcovers:

Manzanita - *Arctostaphylos uva-ursi*
Carmel Creeper - *Ceanothus horizontalis*
Prostrate Myoporum - *Myoporum parvifolium 'Putah Creek'*

Habitat Areas: Habitat area planting improvements should be specific to the type of habitat and associated plant species already present. Planting additions should be those which are carefully reviewed for consistency with habitat requirements and analyzed on a project by project basis. Existing plant species to various habitats are contained in Appendix B (Environmental Data) of this report. Levee faces should be generally planted with dense cover of native species to provide habitat and not include non-native invasive species.

Areas Adjacent to Residential and Office/ Industrial Development and Major Public Entries: The planting palette for these areas should transition existing landscapes and seek to provide continuity of the Shoreline Park planting along its entire length. Future development on adjacent parcels should include these species for continuity with the Shoreline Park landscape.

Trees:

Monterey Cypress - *Cupressus macrocarpa*
New Zealand Christmas Tree - *Metrosideros excelsus*
Monterey Pine - *Pinus radiata*

Lombardy Poplar - *Populus nigra 'Italica'*
California Live Oak - *Quercus agrifolia*

Shrubs:

Yankee Point Ceanothus - *Ceanothus griseus 'Yankee Point'*
Rockrose - *Cistus landanifer*
Rockrose - *Cistus purpureus*
Pride of Madeira - *Echium fastuosum*
Flannel Bush - *Fremontodendron californicum*
Native Iris Hybrids - *Iris douglasiana*
Shore Juniper - *Juniperus conferta*
Statice - *Limonium perezii*
Red Flowering Currant - *Ribes sanquineum*
Mexican Bush Sage - *Salvia leucantha*

Groundcovers:

Manzanita - *Arctostaphylos uva-ursi*
Sea Pink - *Armeria maritima*
Dwarf Coyote Bush - *Baccharis pilularis 'Twin Peaks'*
Myoporum - *Myoporum parvifolium*

Lawn:

Hydroseeded tall fescues for meadow-like quality to lawn areas.

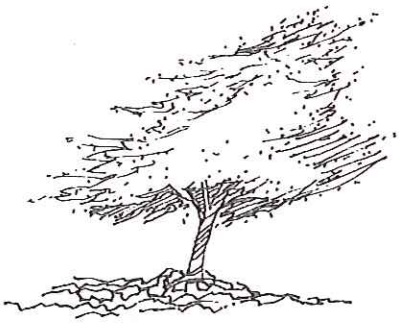


Figure 34: Cupressus macrocarpa Monterey Cypress

Figure 35: Quercus agrifolia California Live Oak

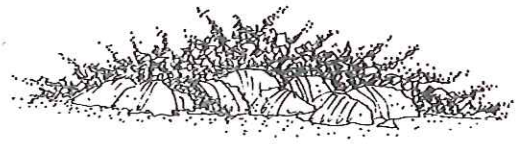


Figure 36: Ceanothus griseus 'Yankee Point' - Ceanothus

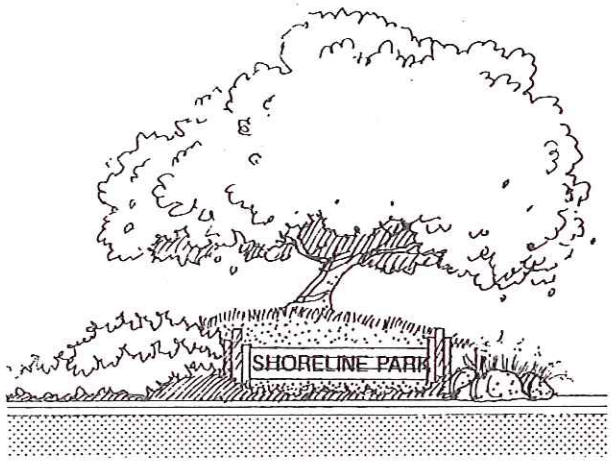


Figure 37: Entry Sign

6.6 Entry Signage

Signs appropriate to the shoreline area are designed to ensure visual appeal and to identify the location of major entries to the park band. The signage is intended to be simple and durable and consistent in design at each entrance for overall park unity.

The recommended park sign backgrounds are wood siding with a semi-transparent finish that is gray weathering in color. Lettering is routed wood painted white. The signs are free standing and permanently mounted. Other directional signage throughout the park should be compatible in design.

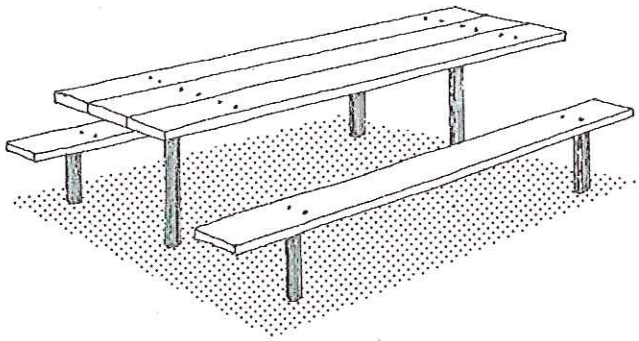


Figure 38: Picnic Table

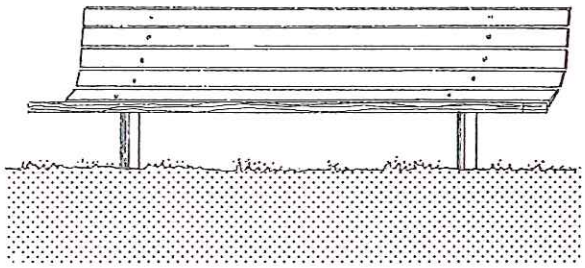


Figure 39: Bench

6.7 Picnic Tables

Picnic tables proposed for the Shoreline Park are selected for their durability and conformance to City standards maintenance requirements. The tables are six feet long, permanently anchored pedestal tables constructed with painted black steel frames and 3" x 10" construction heart redwood seats and tops. Wood pieces can be changed without removing the frames, a practice the City currently employs. The tables are selected for their ability to seat groups of people and are wheelchair accessible. Their locations are in areas of crushed stone paving and are situated in areas of group activities within reasonable proximity to park entrances.

Preliminary Product Recommendation:
Manufacturer: Iron Mountain Forge or approved equal.
Model: Mountaineer Series 266-6XP
Finish: Redwood Table Tops and Seats, Black painted metal frames.

6.8 Benches

Bench seating proposed throughout the park is to be provided at park entries, major vista points or overlooks and as needed along the pedestrian trails. The recommended bench has been selected for its simple design, durability and comfort. Wood seating slats eight feet long are redwood and attached to a black metal frame with zinc plated carriage bolts. Benches are to be double pedestal for extra strength and permanent placement. Arm rests shall be considered in the event of future vandalism.

Preliminary Product Recommendation:
Fabricator: Iron Mountain Forge or approved equal.
Model No.: 281-8XR

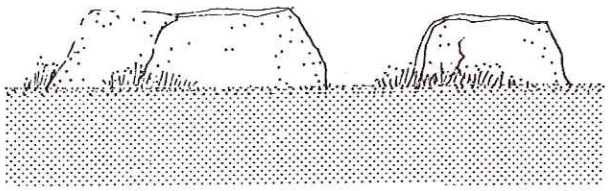


Figure 35: Rock Seating

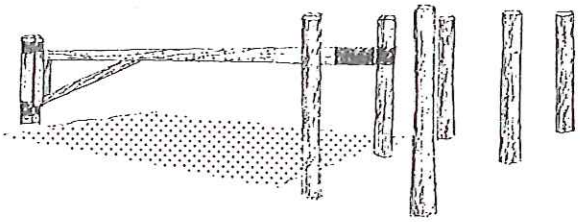


Figure 36: Bollards

6.9 Rock Seating

Other recommended seating, particularly along levees and the area around Murphy Rock, include large rocks or boulders. It is intended that this type of seating will blend with the landscape and provide casual opportunities to sit. Rocks should be similar in material to those on the face of levees and vary in size to seat one or more persons. Placement should be random.

6.10 Bollards

Vehicular control at major entrances to the park are of particular concern. Access shall be limited to maintenance and emergency vehicles only. Control of motorcycles and cars is required. Access for pedestrians and bicycles shall be maintained. Lockable wooden gates supported on post with latch assemblies are recommended. These gates shall be set back from public sidewalks and streets. Removable six inch diameter wood post bollards, with hardware enabling them to be locked in place may occur along the shoreline path to further limit illegal vehicular access as needed. Wood posts are to be similar in design to the wood posts in the cable fencing.

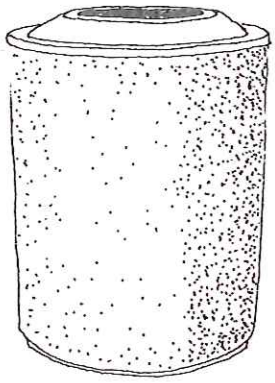


Figure 42: Trash Receptacle

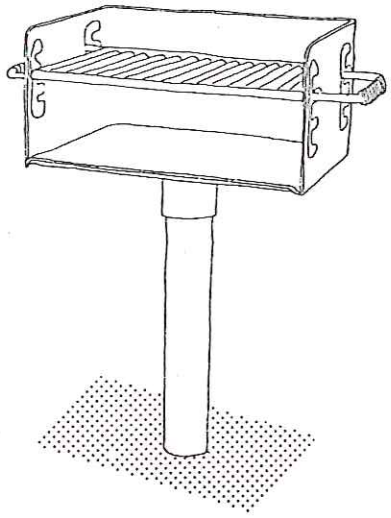


Figure 43: Barbeque

6.11 Trash Receptacles

Trash receptacles recommended are simple in design, difficult to vandalize, and easy to maintain and service. Concrete accent elements in colors similar to the shoreline crushed stone path and rockwork should be selected. Trash receptacles should be consistent for the entire length of the Shoreline Park at spacings governed by activity use and need. Trash receptacles are round, should have drainage holes in the bottom, include internal plastic cans, and be permanently anchored to the ground.

Preliminary Product Recommendations:
Fabricator: Dura Art Stone, Newark, California or approved equal.
Model No.: TR-Q
Color: Coachella Sand C-15 by L.M. Scofield Company
Finish: Medium Sandblast

6.12 Barbeques

Barbeques are limited to areas associated with picnic tables. The recommended barbeque for the park is a permanently anchored with a rotating grill for draft control and maintainability. Specifications include galvanization of all parts after fabri-cation and a finish of heat resistant black enamel paint. Barbeque design shall be consistent through-out the entire length of the park.

Preliminary Product Recommendation:
Fabricator: Iron Mountain Forge Barbeque
Model No.: 200-X
Finish: Hot dipped galvanized and painted black.

6.13 Rip Rap

When shoreline embankments require modification, rock rip-rap shall be used on the outside face of levees facing the Bay. The surface should be quarry rock. The engineered base below it can be clean sized concrete with no re-bar. The quarry rock facing shall be uniform in appearance, meeting engineering standards and consistent in color and size with existing quarry rock along the shoreline. The slope of rock rip rap along the shoreline is recommended at 4:1.

7.0
CONSTRUCTION ELEMENTS

Fundamental to the successful realization of the complete Shoreline Park is a strategy allowing for construction and implementation of certain parts of the park independent of adjacent parcel development and improvements. Of particular significance is the need to provide public access along the entire length of the shoreline band initially, while allowing comprehensive park improvements to follow over a period of time. The various construction elements are broken into three classifications to prioritize their implementation and delegation of construction responsibility.

7.1 Uniform Design Standards

Uniform design standards are basic park improvements which are to be consistently implemented throughout the entire length of the Shoreline Park and would be required of property owners as development occurs.

- **Demolition and Site Preparation:** Removal of noxious or unwanted weeds, clearing of refuse including abandoned cars and litter, minor grading to smooth grade transitions, repair and stabilization of eroded areas.

- **Levee Improvements:** Existing levees requiring modifications in order to meet accepted engineering standards are to be improved accordingly. Specific environmental impacts and cost estimates are items outside the scope of this master plan.

- **Landscape Earthwork:** Minor grading for contouring of path design and landscape berming to achieve grades as described in the section overall Design Concepts.

- **Asphalt Path:** Installation of a continuous minimum eight foot wide asphalt path the entire length of the Shoreline Park including path paving to major public access points. Path shall receive engineered base as required and be designed to facilitate maintenance and security vehicle traffic with one foot wide gravel bands on each side.

- **Crushed Stone Path:** Installation of a continuous three foot wide crushed stone jogging path the entire length of the Shoreline Park. The path shall be contained by redwood header, or occur adjacent to the asphalt path, or top edge of engineered facing on the levees.

- **Fencing:** With the increased public access to the Shoreline Park, protection of sensitive habitat areas, particularly wetland and salt marshes is necessary. Vinyl clad chain link fencing and post and cable barriers as designed on the plan are included in the Initial Uniform Design Standards.

- **Irrigation:** Emphasis is placed on low water consumptive landscape materials and irrigation equipment which can utilize reclaimed water. Predominantly drip irrigation systems for maximum efficiency are encouraged.

- **Planting:** Native trees, shrubs, and groundcovers to the Marin shoreline and environment are emphasized. Emphasis on materials of high habitat value are encouraged. Bay front enviromental adaptability is required.

- **Furniture:** Furnishings including benches, and trash receptacles are specified in this plan with recommended locations.

- **Entry Signage:** Signage identifying the park and public information will occur at each major public entry.

7.2 Supplementary Design Improvements

Supplementary Design Improvements are a part of the basic Master Plan and are specific design recommendations in addition to the Uniform Design Standards. The Supplementary Design Improvements are intended to improve and enhance existing conditions and include the following:

- **Relocate play equipment from Schoen Park:** The existing Schoen Park duplicates recreational amenities planned in the Pickleweed Park Master Plan. As a major entrance to the Shoreline Park, it is recommended to relocate existing play equipment from Schoen Park to Pickleweed Park. In the playground's place, a passive use area will be developed with views areas to Tiscormia Marsh. The area will continue to be called Schoen Park.

- **Additional Spinnaker Plantings:** In order to fully develop an integrated and identifiable landscape along the entire length of the Shoreline Park, it is recommended that trees and shrubs from the Shoreline Park plant list be added to the existing Spinnaker landscape. Care should be taken to respect views from residences and buffer potential increased activity along the Park from private homes.

- **Spinnaker Salt Marsh Habitat Improvements:** Habitat improvements to the Spinnaker Salt Marsh are needed. Eradication of invasive non-native plants, and elimination of pedestrian paths and vehicular tracks would benefit the capacity of the marsh to serve as habitat. Fencing recommendations are a part of the Uniform Design Standards.

- **Murphy Rock Beach Improvements:** A small existing beach at Murphy Rock uniquely provides limited access beyond the levee toward the Bay. Pedestrian access and limited improvements to the beach area would provide a beneficial park amenity.

- **Shoreline Industrial Park Parking Lot:** As part of the public access to the Shoreline Park at the Shoreline Industrial Park, a parking lot is recommended providing approximately fourteen spaces of new on-site parking. Located on high level fill, this parking lot will have commanding views over the park and toward the Bay.

- **Shoreline Industrial Park Restroom:** Included with the parking lot improvements is a public restroom facility. Occurring at roughly the midpoint of the Park, additional restrooms are located at Pickleweed Park and Bay Park at the northernmost and southernmost ends of the park. A public telephone will be included at the Shoreline Industrial Park facility.

- **Shoreline Industrial Park Playground:** Below the proposed parking lot and near the public restroom facility is planned a childrens' playground. This facility is sheltered from most winds, with easy surveillance from parked cars and adjacent seating areas, with easy access from public streets.

- **MMWD Pond Habitat Improvements:** Habitat improvements including planting and minor grading will greatly improve the habitat potential of this pond. Fencing recommendations are a part of the Uniform Design Standards.

- **Bayview Marsh Habitat Improvements:** See MMWD Habitat Improvements.

- **Bay Park Office Planting Addition:** Additional trees and shrubs from the Shoreline Park plant list are recommended to unify the ultimate Shoreline Park landscape. Like the Additional Spinnaker Plantings recommendation, care should be taken to respect views from buildings and also buffer increased activity along the Shoreline Park from businesses.

- **Bay Park Beach Improvements:** The existing Bay Park Beach is a popular recreational amenity. Additional seating, entry identity, plantings, and public telephone are recommended.

- **Directional Signage:** Directional signage to park access points should be implemented to encourage parking away from residential areas. The level of signage necessary will change as development of the total park progresses. Signage strategies will need to be evaluated periodically.

- **Extension of Kerner Path Connection:** The plan includes the recommendation for paths and street improvements in the East San Rafael Neighborhood. These improvements will ultimately provide a network of pedestrian and bicycle paths integrating park and open space amenities throughout the area and provide clear and direct access to the Shoreline Park.

7.3 Future Options

Future options are those outside the scope of this Master Plan Design and most require review and evaluation by various agencies on a project by project basis. They are not included in the Negative Environmental Impact Declaration (Appendix C) accompanying this Master Plan and are presented as future options in addition to the San Rafael Shoreline Park Master Plan Uniform Design Standards and Supplementary Design Improvements.

Future Options for the San Rafael Shoreline Park include:

- **Informational Signage and Environmental Interpretation Displays** as needed throughout the Park.

- **Additional Seating and Tables** throughout the Park dependent on Use, Need and Location.

- **North Pedestrian Pier** into Bay for Viewing and Fishing.

- **Extension of Spinnaker Lagoon** toward Shoreline Path for Closer Viewing Proximity to Fresh Water Habitat Area.

- **Expansion of Picnic, BBQ, Informal Recreation,** on Shoreline Industrial Park Green Dependent on Use and Need.

- **Multi-Use Activity Area** at Fairview Green Contingent on Development of Adjacent Parcel.

- **South Pedestrian Pier** into Bay for Viewing and Fishing.

- **Outboard Levee Enhancement** to Existing Engineered Levees.

- **Canalways Bridge** contingent on development of Canalways Parcel.

- **Extend Shoreline Park Paths** to Point San Quentin.

- **Consider Acquisition of Additional Properties at Shoreline Industrial Park Green** as Recommended in the General Plan 2000.

- **Consideration of seawall and boardwalk designs** in lieu of engineered levee improvement solutions.

8.0
PHASING

Inherent to the Master Plan is the understanding that the Shoreline Park will be an open space amenity developed over time, influenced by the schedule of adjacent property development, environmental constraints and funding availability.

The development of a fully accessible shoreline band from Pickleweed Park to Bay Park Beach is the first phasing priority of the Master Plan. Completion of a minimum contiguous asphalt path, crushed stone jogging path, and fencing along sensitive habitat areas as detailed under 7.1 Uniform Design Standards is the immediate goal. Once the shoreline band is open and accessible to the public, the remaining elements of the Uniform Design Standards including irrigation, planting, furniture and signage may occur as funding and development becomes available.

Elements of the Supplementary Design Improvements (Section 7.2) although not an immediate phasing priority, are important components to the full realization of the total plan, and receive the next priority status.

Finally, Future Options (Section 7.3) are contingent upon evaluation of the executed park plan in accordance with the Master Plan design and the development of certain adjacent property parcels. Of particular significance is the impact on phasing of Canalways. Included in that project are Future Options including the Canalways Bridge, and possible levee improvements.

9.0
COSTS

9.1 Construction Costs

Responsibility for construction of the San Rafael Shoreline Park will be shared by the City of San Rafael and other property owners along the site. It is a public/private partnership. The City will construct park improvements on all dedicated parcels. Private property owners will construct improvements on their individual parcels.

The San Rafael Shoreline Park project including all of the Uniform Design Standards, Supplemental Improvements, and exclusive of levee improvements, has a total estimated construction cost of $2.06 million dollars in 1989 dollars. This figure includes a value of $1.28 million for City of San Rafael improvements and $.78 million for private property owner improvements. As portions of the Shoreline Park are designed and constructed over time, updated construction and maintenance costs should be prepared.

Specific designs and costs associated with any levee improvements, particularly those required along Canalways, South Pond, or Grange Property, are not within the scope of this plan or cost estimate. Engineering improvements required on levee sections not conforming to flood mitigation standards are fundamental to any shoreline improvements. Levee quality must be considered as each parcel develops.

9.2 Maintenance Costs

Maintenance costs for the Shoreline Park are developed for the completed Master Plan design including all aspects of the Uniform Design Standards (Section 7.1) and the Supplementary Design Improvements (Section 7.2). The park band will be maintained by the Public Works Department of the City of San Rafael.

Based on fully developed park size of approximately seven acres, the estimated annual maintenance costs including all labor and equipment is approximately one hundred and twenty thousand dollars. Maintenance costs were derived from square foot costs for comparable parks in the Bay Area.

10.0
FUNDING AND IMPLEMENTATION OPTIONS

Bonds: Park construction funding for publicly owned land could be accomplished through voter approval of a bond issue specifically for this project. However, such action would most likely take place within the context of a larger ballot measure for city wide public improvements.

Assessment Districts: Assessment Districts are a funding mechanism which assists underdeveloped parcels to construct needed improvements in a timely fashion. Several East San Rafael property owners are involved in the East San Rafael Assessment District used to construct wetland mitigation improvements. The Wetland Mitigation Plan allowed propety owners to receive Army Corps fill permits for portions of their property in exchange for reconfiguring and enhancing area wetlands. The property owners have expressed reluctance in additional assessment districts for shoreline improvements.

Redevelopment Bonds: At such time that the Redevelopment Agency seeks additional bonding capacity, this project will be included in the list of designated projects.

Landscaping and Lighting Act: If the City Council would choose to initiate an assessment district through the Landscaping and Lighting Act this could provide a source of funding for ongoing maintenance of the park and the basic levees.

California State Coastal Conservancy: Annually funds are available for aquisition, construction and/or technical assistance for bayfront projects from the Conservancy. The City received $65,740 from the Public Access grant program in 1988 for the South Pond. The Coastal Conservancy will be assisting with the implementation of the Ring Around the Bay Trail of which the San Rafael Shoreline Park is a part.

State Grant Funding: The California State Department of Park and Recreation administers grant funds to city, county, state and nonprofit organizatons for acquisition, development and rehabilitation of park and recreation facilities. Funds are available on a per capita basis as well as competitive basis to the City. City projects partially funded by state Park and Recreation Grants include Albert Park renovation (1982), Terra Linda Recreation Center renovation (1986), Albert Park ballfield lighting (1989), Pickweed Community Center construction (1984), and six City park playground renovations (1989-90).

Wildlife Conservation Board: Administers grant funds from Proposition 70 passed in 1988 for a statewide Habitat Conservation Program to preserve critical habitat areas that are unique in California.

11.0
DESIGN POLICIES

The **General Plan 2000** states that the San Rafael Shoreline Park Master Plan will identify major design policies relating to future development proposals for properties adjacent to the Shoreline Park. The following design policies clarify portions of the General Plan applicable to the Shoreline Park and adjacent properties, and are established as part of the San Rafael Shoreline Park Master Plan. References following each policy refer to **General Plan 2000** policies. (Included found in Appendix D of this report.)

1. Retain 25' minimum building setback as identified in the General Plan and provide a minimum 10' landscape strip adjacent to the boundary of the Shoreline Band. (ESR-15, CB-7, CB-d, LU-35)

2. Increase setbacks and/or step back multi-storied buildings to minimize shade in the Shoreline Band. (CB-7, ESR-15, LU-35)

3. Conform to General Plan policy of encouraging low scale building heights which do not dominate the Bayfront or outscale human uses of the shoreline. (CB-7, ESR-15, LU-35)

4. Incorporate view corridors between buildings from public streets to water. (CB-7, LU-35)

5. Orient buildings to the water to take advantage of Bay views, provides an attractive design which enhances the Bayfront, and provide surveillance of the Shoreline Band area. (CB-1, CB-7, CB-9, LU-34, LU-35)

6. Orient private open spaces, promenades and activity areas such as outdoor eating areas toward the Shoreline Band. (CB-9, ESR-13)

7. Provide landscape designs which compliment the Shoreline Band landscape, plant materials and furnishings. (CB-d, LU-34)

8. Provide public pedestrian access to the Shoreline Band as identified in the Shoreline Master Plan; encourage private access between adjacent uses and the shoreline wherever possible. (ESR-22, LU-34)

9. Provide high quality architecture and detailing when viewed from the Shoreline Band and incorporate colors and materials compatible with the surroundings. (ESR-15, LU-34, LU-35)

10. Screen all service areas and buffer noise including parking lots, traffic areas, and mechanical systems through use of berms, walls, and landscaping. (LU-34)

11. Discourage use of architectural materials which cause glare. (LU-34)

12. Provide wildlife corridors between contiguous habitats as shown on the Plan where possible. Adjacent to identified habitat areas, provide landscaping which increases habitat value. (CB-d)

13. Provide engineering standards which ensure flood control, minimize erosion and adverse impacts to existing habitat areas. (CB-1)

14. In conformance with the General Plan utilize rock rip rap, or clean, sized concrete with rock rip rap facing whenever levee improvements are required. (CB-10)

15. Provide a continuous pedestrian and bicycle path from Pickleweed Park connecting to Kerner Boulevard and extending to Piombo Place as shown on the plan. (LU-34, C-23, C-27, R-14)

12.0
APPENDIX

Appendix A: Public Meeting/Community Task Force Meeting Report

Appendix B: Environmental Data

Appendix C: Negative Environmental Impact Declaration

Appendix D: General Plan Policies Related to Specific Study Area

Appendix A: Public Meeting/Community Task Force Meeting Report

SAN RAFAEL SHORELINE PARK MASTER PLAN

TASK FORCE MEETING #1/ WALKING TOUR REPORT

A Summary Transcript of the Shoreline Park Task Force Meeting #1 held September 22, 1988 and the Walking Tour held September 24, 1988.

Prepared by:

MOORE IACOFANO GOLTSMAN
1824 Fourth Street
Berkeley, CA 94710
(415) 845-7549

October 1988

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Appendix:

I. Task Force Meeting #1 Overview

This report summarizes the first meeting of the San Rafael Shoreline Park Task Force held on Thursday, September 22, 1988 and observations made during the Shoreline Park Walking Tour held on Saturday, September 22, 1988.

At the Task Force meeting, the San Rafael Shoreline Park Task Force was introduced to the Shoreline Park Master Plan Process:

I.	Data Collection & Site Analysis	September 30, 1988
II.	Conceptual Design Alternatives	October 31, 1988
III.	Preliminary Design	November 23, 1988
IV.	Final Work Plan	December 23, 1988
V.	Master Plan Report	January 20, 1989
VI.	Commission & Agency Review	February 10, 1989
VII.	Final Master Plan Report	March 1, 1989

Also, the following Task Force Responsibilities were reviewed: (a) Offer ideas and suggestions for consideration in the overall shoreline planning process, (b) Assist staff and consultants in identifying potential shoreline improvements, (c) Review technical information prepared by staff and consultants and assist in the evaluation of planning options, (d) Promote community awareness of the shoreline improvement process. They discussed individual Master Plan goals and other issues relating to the Master Plan Process. A slide presentation introduced Task Force members to the Shoreline Park site and route of the walking tour. See Appendix C for a complete list of Task Force members.

Meeting participants included:

Task Force Members Present

David Coldoff
Mario Ghilotti
Rich Nave
Joe Sheckou
Sandy Spafford
Jean Starkweather
Martha Heidinger (for Gary Hendricks)
Michael Olander (for Barbara Salzman)
Ralph Crocker
Fred Grange
Sue Scott
Mike Smith
Jeff Stahl
Patrick Webb

City Staff

Sharon McNamee, Recreation Director
Lloyd Strom, Asst. Public Works Director
Jean Freitas, Senior Planner

Consultant Team

Michael Painter, MPA Design
Tom Klope, MPA Design
Daniel Iacofano, Moore Iacofano Goltsman (MIG)
Paulette Schafir, MIG
Yoshiharu Asanoumi, MIG

II. Design Program Goals And Objectives

The following is a list of goals identified by the Task Force:

A. Protect and enhance the natural shoreline environment.
- Support a diversity of bird life.
- Preserve the area's unique resources.
- Ensure that plantings are sensitive to the harsh shoreline conditions.
- Enhance views.
- Incorporate the uniqueness and distinctiveness of each sub-area.
- Protect the salt marsh habitat.

B. Maximize use of the shoreline as a recreational opportunity for the San Rafael community.
- Consider the shoreline as a precious resource with Bay-wide significance.
- Create a plan which satisfies community needs so that the area can be enjoyed by all.
- Use the plan to broaden community awareness of the shoreline and the recreational and educational opportunties it represents.
- Provide controlled access points, but not too many.
- Let the shoreline path serve as an alternate pedestrian/bicycle route through the area.

C. Achieve a proper balance between active (more people intensive) and passive (less people intensive) activity areas and between human and natural elements.
- Integrate the area's natural and human elements.
- Provide a variety of uses.
- Plan for "unintended areas."
- Re-evaluate the potential auto center site.

D. Develop the plan with the full cooperation of the public and private sectors.
- The park should become an asset to all adjacent properties.
- Combine the different perspectives of planners, property owners and the public.
- The final plan will reduce uncertainty about the future of the area.

E. Enhance the artistic and cutural aspects of the area.

F. Create a continuous, cohesive public access path along the entire shoreline.
- Phase the plan if necessary so that at least one complete access way can be created.

G. Strive for a reduced maintenance requirement where possible.

III. Walking Tour Overview

The Walking Tour was the second meeting for the Task Force and was attended by nine Task Force members, along with members of City staff and the consultant team.

The goal of the walking tour was to have participants take a fresh look at San Rafael Shoreline Park to capture their images of which park elements should be retained and those which should be improved, as well as identifying constraints and opportunities for the site. Walking tour participants were asked to take a specially prepared route through the Park, based on key observation points or "stations" selected beforehand (see Appendix A for a sample walking tour map). Tour participants walked through the series of stations, making notes about what they liked, what they disliked, and what they wanted to see changed or improved. After the tour, walking tour participants reconvened at the Pickleweed Community Center to record their observations on a large scale map of Shoreline Park. Photoreductions of the large scale map are included in Appendix B.

Walking Tour Participants	Ralph Crocker, Mario Ghilotti, Rich Nave, Sue Scott, Sandy Spafford, Jeff Stahl, Jean Starkweather, Patrick Webb, Mike Olander (for Barbara Salzman)
City Staff	Sharon McNamee, Recreation Director Lloyd Strom, Asst. Public Works Director Jean Freitas, Senior Planner
Consultant Team	Michael Painter, MPA Design Tom Klope, MPA Design Daniel Iacofano, Moore Iacofano Goltsman (MIG) Paulette Schafir, MIG Yoshiharu Asanoumi, MIG

IV. Walking Tour Observations

Walking Tour participants' comments are grouped according to each station point, although some comments pertain to the areas adjacent to or in between to the stations as well. The designation in front of each item indicates the type of comment:

(+) Positive response to site or quality of area;
(–) Negative response to site or quality of area;
(o) Opportunity or suggestion for improving the area.

Station 1: Tiscornia Marsh

+ This is the only tidal salt marsh remaining on the San Rafael Bayfront.
+ Great views-they should be enhanced.
+ Diverse mudflat in winter.
– Trash needs to be cleaned up.
– Some plants have been lost between Spinnaker Point and Tiscornia Marsh.
– Too many trees in the Spinnaker subdivision-tree growth will obscure views.
o Make a connection between Schoen Park, Shoreline park and Pickleweed Park.
o Integrate Schoen Park into the Shoreline Trail.
o Consider area a possible site for a pier.
o Wildlife information signs are needed
o Provide an interpretive center/walk.
o Provide a link to the elementary school.
o A protective border of vegetation is needed to buffer adjacent residencies..
o Improved water edge treatment is needed along the path and shoreline.
o Visual effect of the high wires should be reduced.
o An entry area with a distinct design feature is needed .
o Additional parking is needed (between Schoen Park and Spinnaker).
o Protect the marsh-it is a habitat for endangered and rare species. For example, the mudflat is important for shore birds.
o Remove PG&E spoils.
o Better integrate the community garden into the site.

Station 2: Spinnaker Point

+ There are good views of Mt. Tamalpais, the Channel and the San Rafael Bridge.
+ This is a popular fishing area (whether or not people are successful at catching fish).
+ The Spinnaker wetland is an important seasonal marsh (especially for winter migrants).
– The area is too straight, hard and flat.
– All pampas grass must be removed.
o This area is windy.
o Possible site for a view mound or vista point.
o Changes in elevation along here may help.
o This is a good location for a fishing pier or platform.
o Plant native shrubs around path edges (e.g., toyon).
o How will the lagoon area be maintained?

- o Improve edge treatment.
- o Possible place to let the pathway meander.
- o Provide an alternative path around the lagoon.
- o Provide some kind of wind protection or shelter.
- o Protect the marsh area.
- o Revitalize dry areas.

Station 3: Murphy's Point

- \+ Nice views.
- \+ The small beach is a nice asset.
- \+ The licorice plant is good food and cover for gold finches and warblers.
- \+ Existing levee is important.
- – Riprap needs to be cleaned up.
- – Abandoned cars and the old barge must be removed.
- o Consider closing off the path across the wetlands area to the west.
- o Create wind breaks.
- o Very windy area.
- o Clean up and improve the beach-expand it.
- o Remove the Scotchbroom and pampas grass.
- o Murphy Rock is a former landmark.
- o Provide sitting benches and informational signs.
- o Perhaps a rock could be put on the edge of the area.
- o This is a possible site for wave organ.
- o The wetlands may be connected at this point.
- o Provide a pedestrian overpass to cross the wetland area..
- o Screening along the back of the industrial area is needed.

Station 4: Pond Access

- \+ A wind block is providid by existing buildings and the high berm, created by the San Quentin land fill
- \+ This is a nice viewing point over the Canalways marsh.
- – The level of methane gas may be a problem here.
- – The grading is harsh and does not blend in with the surroundings.
- o This is a very windy area.
- o Consider a possible site for a pier.
- o Pathway could meander here.
- o The levee needs improvement.
- o Consider a possible site for a mini-park and vista point.
- o Edges coud be planted with native trees and shrubs.
- o Replace the iceplant on San Quentin dump slope.
- o This is a possible truck access point.
- o Perhaps the large square of concrete near station #4 can be used artistically in some way.
- o Remove the Scotchbroom.
- o Public access from the San Quentin landfill is required by BCDC.

o Consider as a possible site for a mini-park and a restroom.
o This may be a possible access point (people will not disturb wildlife).

Station 5: Bayview

\+ A natural habitat with grass and nice views.
\+ The presence of both fresh and salt water ponds is an asset here.
\+ Consider as a possible active use area.
\+ One of the few quiet areas along the route.
– Remove all pampass grass and other invasive plants.
– Grades are harsh and do not blend in with the surrounding.
– Hazardous rebar and concrete can be observed in the rip-rap.
– Some plantings have died.
o Open up the view corridor to Mt. Tamalpais.
o This is a possible area for more intense use-possible parking area, restroom and access point.
o Check toxic conditions at the landfill site.
o Edge treatment is needed along the fence.
o Consider providing a path around the pond and a possible parking lot on the City property.
o Finish plantings at M M Water District lagoon-MMWD is not in the assessment district, but it needs improvement.
o Rehabilitation of the irrigation system and some replanting is needed.
o New development should help to screen the backs of visible buildings.
o Expand the existing Pelican Way path.
o Consider as a possible site for some type of water element that creates sound.

Station 6: Fairview

\+ Wind is blocked by buildings.
– Plants should be better maintained.
– Too much junk.
– Traffic noise is audible.
o This area needs much better planning.
o Levee path and landscaping need improvement.
o Widen path.
o Better screening is needed.
o Improve edge treatment.
o Consider as a possible site for a mini-park.

Station 7: City Pond

– Remove the old truck and trash.
– The area is a "choke point"-circulation is difficult.
+ Good views with much potential.
+ Buildings block the wind.
o Levee improvements are needed.
o Property near City pond might be acquired for the park.
o The City has a grant for public access improvements around the pond area.

Station 8: Bay Park Point

+ There is less wind and noise here.
+ Nice views.

Station 9: Bay Park Point

+ A calm area with less wind and noise.
+ A good place for people to access the shoreline.
o Repair the existing restroom.
o Expand the beach area and open up the area.
o Provide picnic tables.
o Consider providing access to the base of the San Rafael bridge (through the Rod & Gun Club).

Overall:

o Provide public access points strategically along the shoreline, while being careful not to provide too many. Auto parking should be set back from the main shoreline path and from sesitive environmental areas.
o Consider using clumps of trees and/or shrubs along straight portions of the pathway (especially between points 2 and 3, and 4 and 6) to break the monotomy.

Appendix

A. Sample Walking Tour Map

B. Photoreduction of wall graphic-Walking Tour Debrief/Discussion

C. List of Task Force Members

San Rafael Shoreline Park

Walking Tour

September 24, 1988

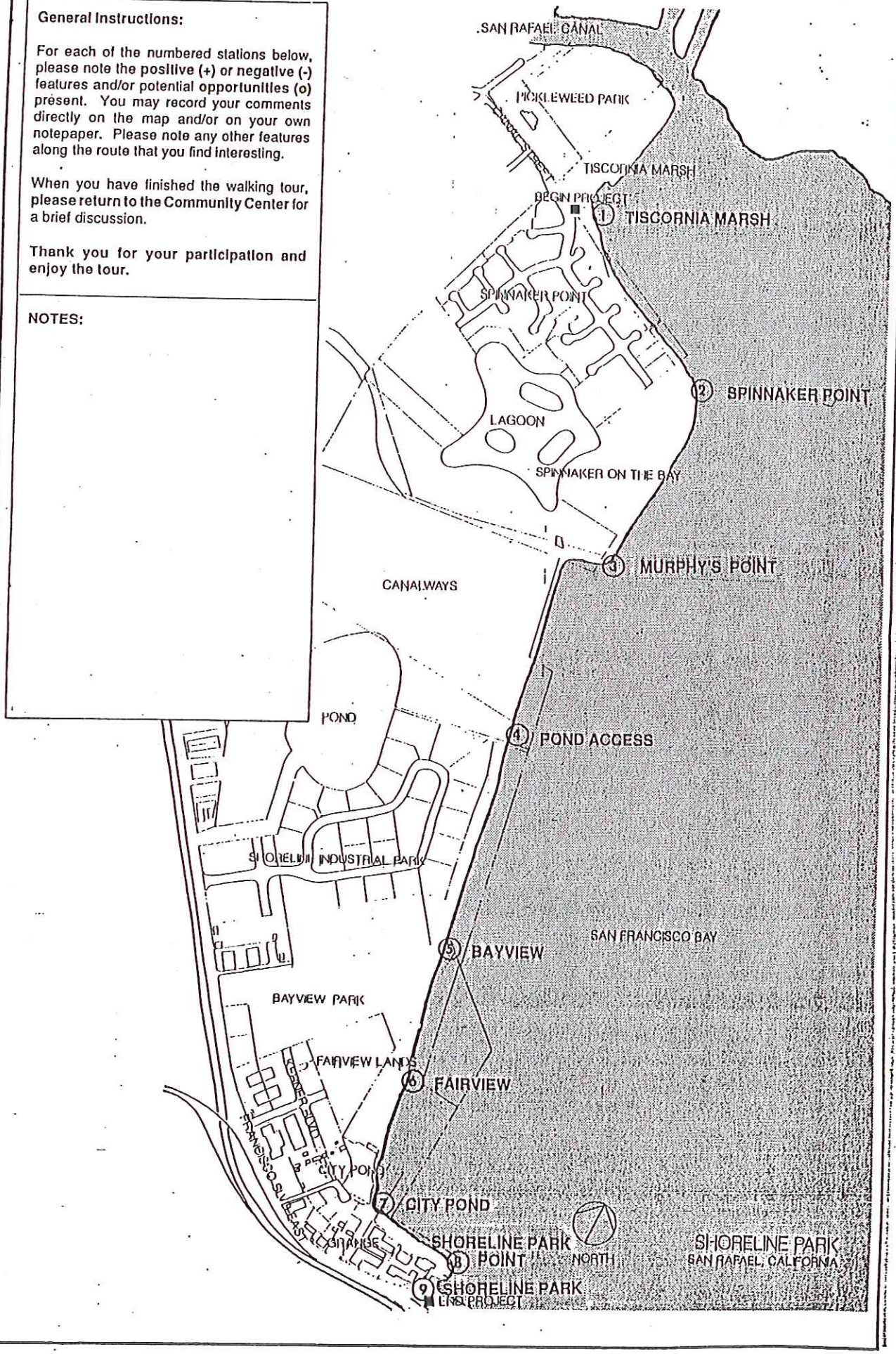
General Instructions:

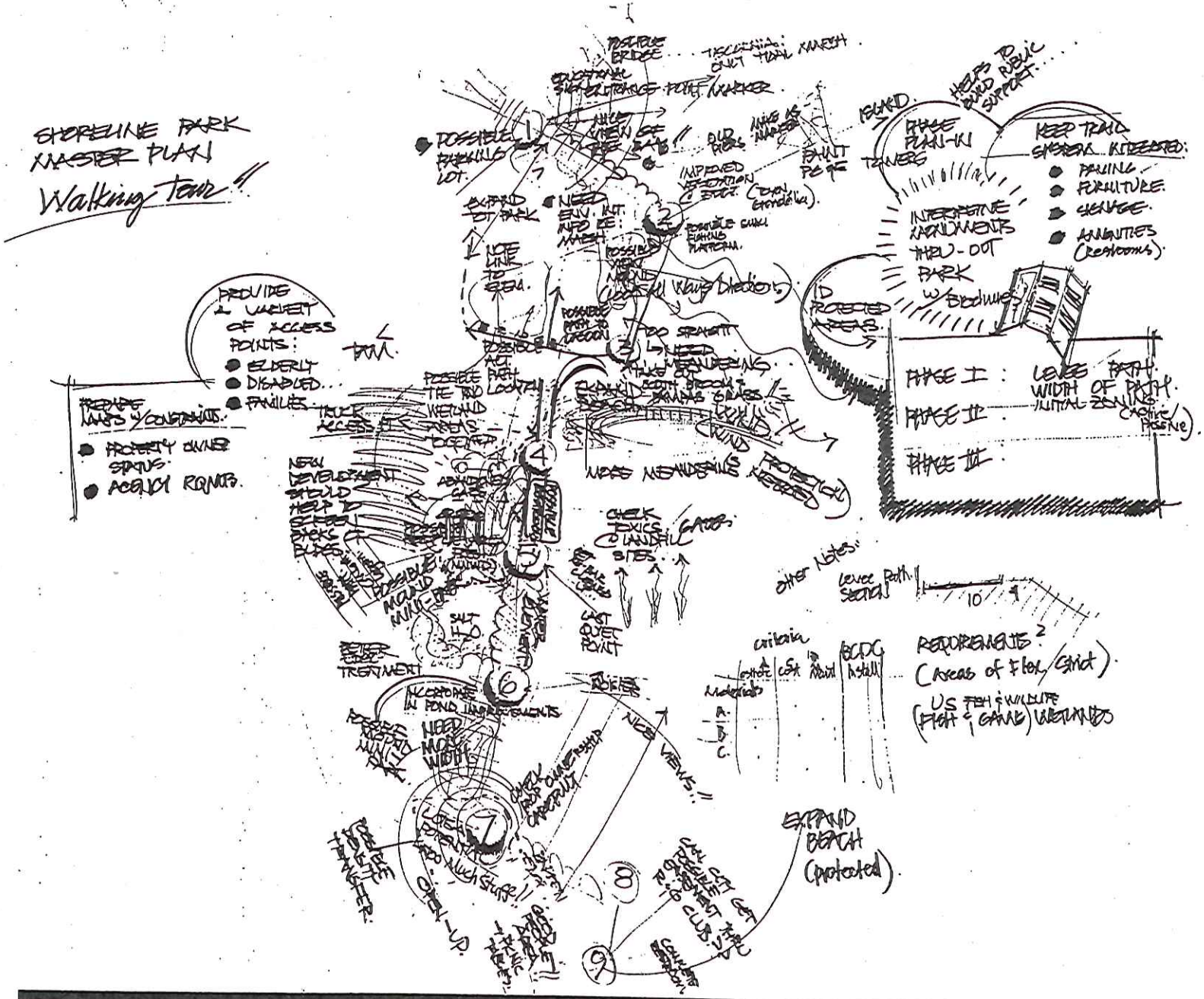
For each of the numbered stations below, please note the positive (+) or negative (-) features and/or potential opportunities (o) present. You may record your comments directly on the map and/or on your own notepaper. Please note any other features along the route that you find interesting.

When you have finished the walking tour, please return to the Community Center for a brief discussion.

Thank you for your participation and enjoy the tour.

NOTES:





Walking Tour Debrief

San Rafael Shoreline Park

San Rafael Shoreline Park Master Plan
Task Force Members

1. Fran Brigman
2.. David Coldoff
3. Ralph Crocker
4. Mario Ghilotti
5. Fred Grange
6. Gary Hendricks
7. Rich Nave
8. Barbara Salzman
9. Sue Scott
10. Mehendra Shaw
11. Joe Sheckou
12. Mike Smith
13. Sandy Spafford
14. Jeff Stahl
15. Jean Starkweather
16. Larry Tolemi
17. Patrick Webb

SAN RAFAEL SHORELINE PARK MASTER PLAN

TASK FORCE MEETING #2 SUMMARY

A Summary Transcript of the Shoreline Park Task Force Meeting #2 held November 21, 1988 at the Pickleweed Park Community Center.

Prepared by:

MOORE IACOFANO GOLTSMAN
1824 Fourth Street
Berkeley, CA 94710
(415) 845-7549

January 1989

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Appendix:

I. INTRODUCTION

At Task Force Meeting #1, held Thursday, September 22, 1988, Task Force members were asked to identify and discuss their overall design program goals and objectives for the park.

Following a walking tour of the Shoreline Park area on Saturday, September 24, Task Force members identified positive and negative features of the park and future planning opportunities.

During Task Force Meeting #2, an inventory of existing site conditions was presented by the consultants including environmental constraints and opportunities, existing land use and property ownership, and circulation. Task Force members drew on these criteria and the previous Task Force Meeting and Walking Tour results to develop a set of interim guidelines to assist the consultant team in preparing conceptual Master Plan alternatives for Shoreline Park. These alternatives will be presented at the January 26 meeting of the Task Force before final designs are prepared.

The interim planning guidelines summarized in this report are the result of a collaborative effort between San Rafael Shoreline Park Task Force Members, City Staff and consultants.

II. Directions For Guiding Preparation of the Conceptual Master Plan Alternatives

1. **Determine the allowable public access band width.**
A major element constraining the park's design is the width of the public access "band" which is allowed under the current policies of BCDC, Army Corps of Engineers, US Fish and Wildlife and State Fish and Game. BCDC policies apply to any changes made to the bay side of the band, while Army Corps and US Fish and Wildlife policies apply to any changes which may affect wetlands or sensitive habitat areas. Policies pertaining to the San Rafael Shoreline Park projects should be reviewed with these regulatory agencies and the allowable minimum and maximum widths of the public access band finalized.

2. **Develop the area as a community park.**
The overall goal is to design the Shoreline Park so that it can be used by "all people of San Rafael" without adversely impacting environmentally-sensitive areas. Park design should be accessible to users with disabilities. The park's unique status as a *bayshore park* should be emphasized. With close proximity to industrial and office areas as well as residential areas, the park exists as a place for people to come to do things they cannot do elsewhere in San Rafael.

3. **Define uses and activities which are permissable within the park.**
The different categories of use (i.e., organized/unorganized, high-impact, low-impact) available at the park need to be defined. Bay-related activities should be emphasized.

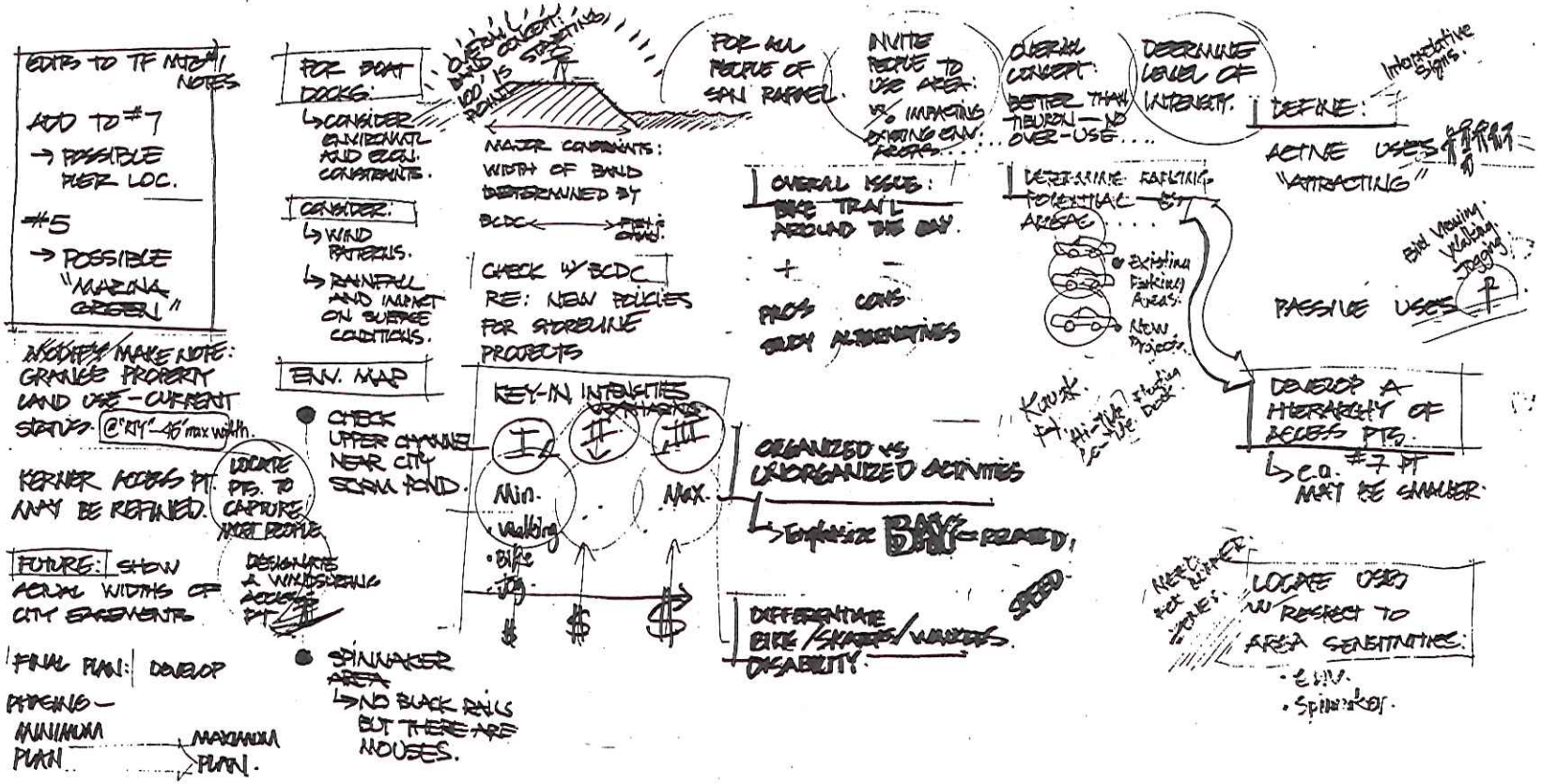
4. **Develop the park in phases.**
The timing of private development and economic constraints will determine the rate of Shoreline Park development. For the first phase, the City should secure a continuous public easement through the entire length of the park and install a minimum level of pathway improvements for safe access. Additional improvements, amenities and/or uses would be added in later phases as private development occurs along the shoreline and funding becomes available.

5. **Link park use with phasing of park development.**
To avoid overdevelopment and over-use of the park site, monitor the level and intensity of use to guide future phases of the park's development. First phase uses might include walking, jogging and bicycling. The Plan should be flexible so that if intensity of use climbs too high, it would be possible to adjust development of the Shoreline Park.

6. **Develop a hierarchy of access points.**
Points of access should be sited in relation to the area's designated use (i.e., locate access points near "more active areas"). Buffers should be used to protect sensitive areas. Access points should be conveniently located for users who require proximity to activity sites in order to manage cumbersome equipment such as kayaks, windsurfboards, etc. Some areas should be avoided/prohibited as access points.

7. **Determine parking potential by areas.**
Parking needs should be carefully evaluated. Given that available parking space is currently limited, work with existing and future property owners to identify potential parking areas for Shoreline Park use and possibly shared use.

8. **Address the "bike trail around the Bay" issue.**
The concept of linking this shoreline area to the "Bike Trail Around The Bay" (BTATB) needs to be carefully studied. Pros and cons of such a trail along with alternatives should be included. The Task Force should discuss and prepare information for the "BTATB" group stating whether regional long distance bicyclists should be allowed to use this section of the Bay trail.



San Rafael Shoreline Park Master Plan
Task Force Meeting #2
Preliminary Discussion of Guidelines for Park Development

November 21, 1988

SAN RAFAEL SHORELINE PARK MASTER PLAN

TASK FORCE MEETINGS #3 , #4 and #5 and COMMUNITY WORKSHOP SUMMARY

A Summary Transcript of the Shoreline Park Task Force Meetings #3 , #4 held January 26, 1989 and March 22, 1989 , Community Workshop held on April 5, 1989, and Task Force Meeting #5 held on April 26, 1989 at the Pickleweed Park Community Center

Prepared by:

MOORE IACOFANO GOLTSMAN
1824 Fourth Street
Berkeley, CA 94710
(415) 845-7549

June 1989

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I. INTRODUCTION

At Task Force Meeting #1, held Thursday, September 22, 1988, Task Force members were asked to identify and discuss their overall design program goals and objectives for the park.

Following a walking tour of the Shoreline Park area on Saturday, September 24, Task Force members identified positive and negative features of the park and future planning opportunities.

At Task Force Meeting #2, held November 22, 1988, an inventory of existing site conditions was presented by the consultants including environmental constraints and opportunities, existing land use and property ownership, and circulation. Task Force members drew on these criteria and the previous Task Force Meeting and Walking Tour results to develop a set of interim guidelines to assist the consultant team in preparing conceptual Master Plan alternatives for Shoreline Park.

During Task Force Meeting #3, held January 26, 1989, two conceptual Master Plan alternatives were presented. Task Force members were given a "walk through" of both alternatives which included a description of proposed design elements. The Task Force was then asked to comment on which design elements they liked and/or disliked and suggest any changes or additions they would like to see. This resulted in revised alternatives which included the suggestions from the Task Force.

At Task Force Meeting #4, held March 22, 1989, the revised conceptual alternatives were presented to the Task Force along with cost estimates. Task Force members were then given the opportunity to discuss the alternatives and prioritize the design elements according to both feasibility and desirability. Based on this discussion, the design elements were categorized according to levels of improvement or park development phases. These phases would therefore be consistent with the direction established by the Task Force in Previous Meetings, which was to "develop the park in phases" and "link park use with phasing of development" (see Task Force Meeting #2 summary).

The Community Workshop was held April 5, 1989. The workshop participants were given an overview of the Shoreline Park Planning Process, including summaries of the previous Task Force meetings, a visual walk-through with slides of the Shoreline Park site and results of the Environmental Analysis. In addition, participants were presented with the Preliminary Shoreline Park Master Plan which included the three levels of park development: Uniform Design Standards; Supplemental Improvements; and Future Options. The following discussion allowed participants to comment on each of the design elements included in the three levels of park development.

At Task Force Meeting #5, held April 26, the results from the Community Workshop were presented. The Task Force then reviewed their decisions based on Community Workshop input and made final recommendations regarding the design elements to be included in the three levels of park development to ensure that the phasing structure coincided with Task Force and Community goals and objectives. At this meeting, the Task Force also began to discuss the relationship between the preliminary Shoreline Park Plan and General Plan Policies and Guidelines. Additional General Plan Policies are to be discussed at the upcoming Task Force Meeting #6.

II. SUMMARY OF TASK FORCE AND COMMUNITY COMMENTS

Unless otherwise noted, all the items included under the Uniform Design Standards and the Supplemental Improvements were recommended by the Task Force for inclusion in the Master Plan. The Task Force suggested that a list of potential Future Options be included in the document for later reference, but not for implementation at this time.

Uniform Design Standards

A. Demolition/Site Preparation

Task Force Comments (Meetings #3 and #4)

- Remove the par course; it is not that heavily used.

Community Workshop Comments

- Consider using some type of removable barriers to control motorized vehicle access to shoreline path.
- Retain the existing par course; it does receive use now and use may increase when Shoreline Park improvements are made.

Task Force Comments (Meeting #5)

- Keep the par course; monitor use over time.

B. Landscape Earthwork

C. Asphalt Path

D. Crushed Granite Path

Task Force Comments (Meetings #3 and #4)

- Consider using decomposed granite (crushed stone) on both sides of the path.

E. Crushed Granite Areas

F. Fencing

Community Workshop Comments

- Replace the temporary fence at the Pelican Way entrance to prevent car access to Shoreline Park.

G. Irrigation

Task Force Comments (Meetings #3 and #4)

- A water management proposal to use reclaimed water was discussed and needs careful study.

H. Planting

Task Force Comments (Meetings #3 and #4)

- Use Marin Natives as much as possible; develop a Marin "plant palette".
- Minimize trees on the south side of outfall line.
- Water use needs careful study

Task Force Comments (Meeting #5)

- Specify native plants in design standards.

I. Furniture

Task Force Comments (Meetings #3 and #4)

- See the benches at Corte Madera Creek as a possibility.

J. Entry Signage

Community Workshop Comments

- Direct traffic and parking away from existing residential areas through signage and other traffic controls.

K. Extension of Kerner Path Connection

Community Workshop Comments

- Continue the loop pedestrian circulation path along Kerner. This loop path would help provide multiple access points to the Shoreline Park and help redirect traffic away from residential areas.

Other Comments

Community Workshop Comments

- Designate Shoreline Park as a "spur", not a "spine" trail in ABAG Bay Trail plan in order to limit use by serious bicyclists.
- Ensure that park is properly supervised to reduce crime and vandalism.
- Install emergency telephones along the pathway.

Supplementary Design Improvements

A. Remove Equipment From Schoen Park

Task Force Comments (Meetings #3 and #4)

- Make this a low priority.

Community Workshop Comments

- Relocate equipment from Schoen Park at a new location as shown in the Pickleweed Park Master Plan

Task Force Comments (Meeting #5)

- Check frequency of use before removing; maybe don't remove it, just make improvements.
- In any case, retain the name "Schoen Park Playground" even if the equipment is eventually re-located.

B. Additional Plantings - Spinnaker

Task Force Comments (Meetings #3 and #4)

- Make this a low priority.

C. Spinnaker Salt Marsh Habitat Improvements

Task Force Comments (Meetings #3 and #4)

- Watch out for creation of "unsafe hiding places".
- Use barbed plants to keep dogs and people out of habitat areas.
- Coordinate these improvements with the mouse habitat protection plan.
- Engineering studies are needed to determine if the marsh elevation can be lowered.

D. Murphy Rock Beach Improvement

Task Force Comments (Meetings #3 and #4)

- Maximize the meandering quality of the main Shoreline path while minimizing fill; balance these objectives.
- Clean up the beach and make it accessible.
- Make this a low priority.

E. Shoreline Industrial Park Parking Lot

Task Force Comments (Meetings #3 and #4)

- Improved access is needed.

F. Shoreline Industrial Park Restroom

Task Force Comments (Meetings #3 and #4)

- Improved access is needed.

G. Shoreline Industrial Park Playground

Task Force Comments (Meetings #3 and #4)

- The narrow grass area may be a maintenace problem.
- This may be a place where people could come to the park in cars, such as grandparents with kids, picnickers, etc.; improved access is needed.

H. Pelican Pond Entrance

Task Force Comments (Meetings #3 and #4)

- Access around the pond must be restricted due to sensitive environment.

I. Bayview Levee Habitat Improvements

Task Force Comments (Meetings #3 and #4)

- Monitor Use.
- Leave fence in its current position.
- Consider painting the fence to blend in with the landscape.
- Check with BCDC for requirements and options.

J. Bay Park Office Planting Additions

K. Bay Park Beach Improvements

Task Force Comments (Meetings #3 and #4)

- Conduct research to determine cost and feasibility with BCDC.
- Discuss possible improvements with Rod and Gun Club members.
- Consider a BBQ in this area.

L. Directional Signage to Park Access Points

Task Force Comments (Meetings #3 and #4)

- Signage should be minimal.
- Regional bicycle signage should be part of the Bay Trails.

Future Options

A. Informational Signage and Environmental Interpretation as Needed Throughout Park.

Task Force Comments (Meetings #3 and #4)

- Coordinate with the Pickleweed Park Master Plan.

B. Additional Seating and Tables Throughout Park

Task Force Comments (Meetings #3 and #4)

- Monitor use patterns to determine needs and locations.

C. North Pedestrian Pier

Task Force Comments (Meetings #3 and #4)

- Fishing is not known to be very successful in this area; include only as a possible future option.

F. Multi-use Activity Area

D. Extension of Spinnaker Lagoon

E. Expand Picnic, BBQ, Sports on Shoreline Industrial Green

Community Workshop Comments

- Use low maintenance landscaping in the industrial green area; grass should be "meadow-like" rather than manicured lawn.

Task Force Comments (Meeting #5)

- Define "sports" as informal games only; no organized sports should be encouraged.

F. Multi-use Activity Area at Fairview Green (contingent on Development of Adjacent Parcel).

Task Force Comments (Meetings #3 and #4)

- This improvement will be contingent on property owner plans for this area.

Community Workshop Comments

- Use low maintenance landscaping in the industrial green area; grass should be "meadow-like" rather than manicured lawn.

G. South Pedestrian Pier

Task Force Comments (Meetings #3 and #4)

- Fishing is not known to be very successful in this area; include only as a possible future option.

H. Outboard Levee Enhancement

I. Canalways Bridge

Task Force Comments (Meetings #3 and #4)

- This improvment is contingent on property owner improvment plans.
- Public safety must be considered in the final designs.

J. Seawall/Boardwalk

K. Access South to Point San Quentin

Other Comments

Task Force Comments (Meetings #3 and #4)

- Include guidelines which address the acreening of buildings along Kerner Blvd., which are visisble from the Shorleine path. Trees and other plantings will serve as visual and noise buffers.
- Include color guidelines for buildings adjacent to the Shoreline path in the Master Plan document.

Community Workshop Comments

- Consider the provision of dog run areas.
- Explore the possibility of some public use of the Rod and Gun Club parking and pier.

III. SUMMARY OF TASK FORCE COMMENTS REGARDING GENERAL PLAN POLICIES (Task Force Meeting #5)

The following are comments from Shoreline Park Task Force members regarding General Plan Policies which directly affect the development of Shoreline Park. The discussion of the General Plan policies (which will be continued at Task Force Meeting #6) gave meeting participants the opportunity to comment on or ammend those policies which will be included in the Shoreline Park Master Plan document.

LU-35 Additional Community Design Map Considerations

(b) Bay Frontage: Require setbacks

Task Force Comments (Meeting #5)

- Build in flexibility, but establish minimum requirements.
- Develop in concrete with property owners involved
- Include buffer planting, varying setback requirements depending on different building heights.
- Define uses which would be acceptable in the setback areas (e.g., lunch areas, plantings, etc.)

CB-10 Shoreline Embankments: Rock rip-rap shall be used on the outside face of levees facing the Bay.

Task Force Comments (Meeting #5)

- The outside surface should be quarry rock; underneath can be clean sized concrete with no re-bar.
- Quality control is needed; write specifications into the Master Plan document.
- Install improvements when the levee is reconstructed.

CB-25 Shoreline Industrial Park "Marina Green": Consider acquiring additional parcels in the Shoreline Industrial park adjoining the shoreline park band to create a "marina green" park with a panoramic view of the Bay.

Task Force Comments (Meeting #5)

- List as potential future option.

CB-d Development of an Urban Design Plan/Proposed building heights near the band

Task Force Comments (Meeting #5)

- More information is needed to evaluate building heights.

OTHER ISSUES:

Maintenance

Task Force Comments (Meeting #5)

- Cost estimates are needed.

Future Funding Options

Task Force Comments (Meeting #5)

- Explore the possibilities of a City-wide bond issue or City-wide park tax to help generate improvement funds.

Appendix B: Environmental Data

LOCATION AND GENERAL SITE DESCRIPTION

The site evaluated for biological resources is an open space area in the City of San Rafael. It is a linear, 2.5 mile shoreline and adjacent property that extends from Pickleweed Park to the Bay Park offices. The area is bordered to the north by San Rafael Creek and to the east by the San Francisco Bay. It was formerly a tidal wetland but it was diked and filled in 1950, cutting off tidal action. Biological resources in this area have been well-documented in a series of reports and documents pertaining to nearby developments and their associated mitigation and monitoring plans. Current land uses in the vicinity surrounding the site include residential, industrial, a closed sanitary landfill, undeveloped land, and areas improved under the East San Rafael Mitigation Plan.

The site consists of a strip of shoreline, levee, and edges of ponds, wetlands, and fill. It is a strip about 100 feet wide that extends approximately one mile along the western edge of the San Rafael portion of the Bay. The southern boundary of the site is an industrial area, consisting of parking lots storage yards, and some office and industrial buildings. On top of the levee in the southern third of the site, a shoreline park has been created on top of the levee. Shoreline Industrial Park, a former landfill, occupies the area immediately to the north of the existing shoreline park. North of the landfill the levee narrows and borders the large, seasonal Canalways wetland. Spinnaker Lagoon and the wetlands surrounding it are adjacent to, and still farther north of, the Canalways wetlands. There is another developed shoreline park along the levee top between the Bay and the Lagoon.

VEGETATION

A rip-rap levee forms a long swath along the entire length of the site. Vegetation types on the site are determined by the presence of this levee and mainly occur in three north to south bands which parallel the levee and Bay. The west side of the strip varies according to the diversity of land uses and habitats bordering the inside edge of the 100 foot-wide strip.

In general, there is little or no vegetation along the outer band bordering the bay. Moving inward (west) from the Bay in a cross-section of the strip, rip-rap forms the east slope of the levee and ruderal vegetation grows on top of it. On its west slope, ruderal and upland marsh plant species mix in the transition between the top of the levee and the wetlands below it. The western band of the site varies, and includes pond edges, wetlands, landfill, and houses and associated landscaping. The following description of the project site characterizes the bands of vegetation and habitats from south to north.

When vegetation occurs along the outermost band at the bay's edge, it is in shallower water and consists of noncontinuous and very sparse patches of pickleweed (Salicornia sp.) and cordgrass (Spartina foliosa). An eastward bend in the shoreline in the northern part of the site forms an angle where silt and

sand accumulate, forming a small beach. This small area is protected from wave action and the silt and sand form a substrate which allows hydrophytic plants to grow. On the Bay side of the levee at the Spinnaker-on-the-Bay development the eastern band of wetland vegetation is wider and includes pickleweed, cordgrass, gumplant (Grindelia humilis), and saltgrass (Distichlis spicata) along the water's edge. This part of the site faces northeast and is better protected from wave action than the east-facing shoreline, allowing accumulation of soil substrate necessary for plant growth. Coyote bush (Baccharis pilularis) and clumps of pampas grass (Cortaderia selloana) also grow along both sides of the levee within the residential area.

The entire eastern slope of the levee is a barren strip of rock bordering the Bay. Because there is no soil in the crevices of the rocks to provide nutrients, hold water, or allow for roots to take hold, vegetation has not established itself on the rocks. The stark appearance of this extensive strip of rip-rap is a significant feature of the project area.

The top of the levee in the southern third of the site has been landscaped and is part of the existing shoreline park. Plantings in the park and the adjacent wetlands were part of the 1982 East San Rafael Wetland Mitigation Plan (Royston, et al.). Most of the landscaping is overgrown with weeds such as vetch (Vicia americana), wild oats (Avena fatua), morning glory (Convulvulus arvensis) and yellow sweet clover (Melilotus indica). Sweet fennel (Foeniculum vulgare), french broom (Cytisus monspessulanus) and acacia (Acacia sp.) are dominant species that occur in fairly dense stands. Native shrubs and trees were planted along the western side and slope of the levee within the park as a buffer between the park on top of the levee and the wetlands below. Bush monkey flower (Diplacus aurantiacus), toyon (Heteromeles arbutifolia) cypress (Cupressus sp.), buckeye (Aesculus californica) and several deciduous trees were the primary species planted. Plantings in the park and adjacent wetlands were part of the East San Rafael Mitigation Plan. Vegetation in the park appears to be neglected. Some of the shrubs are overgrown with weeds, the trees look stunted and stressed, and the deciduous trees are dead.

Vegetation along the top of the levee north of the Wetlands Mitigation area is typical of disturbed soils and consists primarily of non-native, weedy species. Immediately north of the park, between the Shoreline Industrial Park and the bay, the levee is wider and cyclone fencing surrounds the landfill. There is no shrub overstory, and ground cover is more sparse than elsewhere along the shoreline due to recent disturbance and thinner soils. Dominant plants include annuals such as filaree (Erodium cicutarium), bristly ox-tongue (Picris echoides), annual sawthistle (Sonchis sp.), foxtail brome (Bromus rubens), and wild oats.

Fennel is the dominant shrub species from north of the landfill to the eastward bend in the levee (Canalways area). It occurs in fairly dense stands along the top and upper slope of the levee. An understory of thistle and annual

grasses grows with the fennel. The levee narrows and is littered with old car parts and pieces of furniture.

The Spinnaker-on-the-Bay segment begins approximately at the slight eastward bend in the levee and is flanked by a lagoon and wetlands on its west and the Bay on its east sides. This section of levee is paved on top, allowing the public to view the lagoon, wetlands, and Bay. The shoreline appears to be heavily used because of its proximity to San Rafael and the housing development at Spinnaker Point.

Spinnaker Point is built along the levee at the north end of the site. The top of the levee in this residential area is paved. Public access to the shoreline is allowed through the residential area by trails linking the levee to streets on the west of the levee. Park benches, mown grass, and other landscape plantings such as pittosporum (Pittosporum sp.) and iceplant (Mesembryanthemum sp.) line the west side of the levee top.

West of the levee, habitat types and land uses are diverse and vegetation no longer occurs in distinct bands. The south end of the site is bordered by ponds and upland marsh plant species associated with the East San Rafael Wetland Mitigation area. To the north there is landfill, then the upper, eastern side of the seasonal wetlands. An artificial lagoon and its associated seasonal wetlands occupy about 20 acres in the northern portion of the site. The dominant plant species in and around the lagoon is pickleweed mixed with lesser amounts of other species such as fat hen (Atriplex patula ssp. hastata), saltgrass, rabbit's foot grass (Polypogon monspellenses) and curly dock (Rumex crispus). A few small islands within the lagoon are surrounded by permanent water. In areas where wetlands border the levee, vegetation types along the slope are less distinct and upper marsh species such as pickleweed (Salicornia cf. virginica), Australian salt bush (Atriplex semibaccata) and gumplant (Grindelia humilis) intergrade with upland plants of the ruderal vegetation type. The Spinnaker Point development west of the levee in the northern end of the site consists of new houses, associated landscaping, roads and trails providing access into the paved shoreline park along the top of the levee. Vegetation used in the landscaping is primarily grass and other non-native plant species.

WILDLIFE

A variety of wildlife uses the site. Some species are dependent on the wetlands on the western border of the site and are strictly limited to them. Others, such as raptors, passerine birds, and mammals range through the site, using the ruderal habitat and the shrubs and trees on top of the levee as well as adjacent habitats. A few species of shorebirds use the rocky outer slope of the levee. While some species may be associated with the upland habitat on the levee it is generally more a transition or barrier between the bay and inland areas than a habitat type of particular value to wildlife. While a few species

may breed in the upland habitat on the levee, its main importance is providing cover, open space, and occasional feeding areas for animals.

The bay outside and to the east of the levee is used by a wide variety of waterbirds including diving ducks, cormorants, loons, and grebes.

A few species of shorebirds use the rocky outer slope of the levee. Spotted sandpiper (Actitis macularia), and ruddy and black turnstones (Arenaria interpres and A. melanocephala) visit the shoreline and forage along it. Herons and egrets occasionally fish from the edge of the levee.

The upland habitat along the top and upper slopes of the levee may serve as escape cover to species that are flooded out of adjacent, lower wetland areas during high tides or periods of heavy rainfall when seasonal ponds are full. Other more typical species use the ruderal vegetation on top of the levee. Raptors such as red-tailed hawks (Buteo jamaicensis), black-shouldered kites (Elanus caeruleus), and northern harriers (Circus cyaneus) fly along the levee in their search for prey. Western meadowlarks (Sturnella neglecta), house finches (Carpodacus mexicanus), and lesser goldfinches (Carduelis psaltria) perch and feed in the ruderal vegetation. Red-winged blackbirds (Agelaius phoeniceus) were observed nesting in the tall grass and fennel bushes and killdeer (Charadrius vociferus) nest on the ground. Mammals that use the levee top as well as the surrounding habitats include ground squirrels (Spermophilus beecheyi), blacktail jackrabbits (Lepus californicus), California voles (Microtus californicus), and house mice (Mus musculus). Although none were observed during the survey of the site, the levee and bordering interior habitats most likely support western fence lizards (Sceloporus occidentalis), alligator lizards (Gerrhonotus sp.), and garter snakes (Thamnophis sp.).

The wetlands abutting the western edge of the site support a number of species that are associated with the varied habitats that border the levee. These habitats are: tidal wetlands and ponds in the southern part of the site; ruderal at the east edge of the sanitary landfill; the Canalways non-tidal, seasonal wetlands and mudflats north of the landfill; Spinnaker Lagoon and seasonal wetlands farther north, and the Spinnaker Point residential area at the extreme north of the site.

Bird species most closely associated with the marsh habitat type are: long-billed marsh wren (Cistothorus palustris), savannah sparrow (Passerculus sandwichensis), and song sparrow (Melospiza melodia). Waterfowl, shorebirds, herons and egrets, raptors, and species from other groups also use the wetlands habitat but are less dependent on it. Several mammals have been observed in the wetland, including blacktail jackrabbit, California vole, and house mouse. The ponds near and adjacent to the site are used by a number of species of waterbirds, especially in the winter when there are greater numbers of wintering species and there is more water in the ponds. Waterfowl are most numerous and use the ponds more as protected resting areas than as feeding areas.

The use of the wetlands portions of the site by great egrets (Casmerodius albus), snowy egrets (Egretta thula), and black-crowned night herons (Nycticorax nycticorax) is of particular interest because of the site's proximity to the rookery on West Marin Island. This heronry is among the largest in the San Francisco Bay region. West Marin Island is one of three places in the Bay Area where black-crowned night herons and snowy egrets are known to nest and the only location in the North Bay (Larry Seeman Associates, 1984). The heronry is used on a seasonal basis with birds congregating on the island in February and nesting beginning in March. Nesting activity continues through the spring and summer. After breeding, the birds disperse and only very small numbers of roosting birds are found here during the remainder of the year. The birds feed at many locations along the shore of San Francisco Bay including locations that are distant from the site and nearby shallow waters such as Spinnaker Lagoon. During the summer the birds' food supply is limited in the wetlands adjacent to the site because fish and frogs can not survive the summer drying of the wetlands and some of the ponds.

The residential area is not productive for wildlife, but there are certain bird species that are typically associated with housing developments. Some species that occur there are house finch, house sparrow (Passer domesticus), northern mockingbird (Mimus polyglottos), and Brewer's blackbird (Euphagus cyanocephalus).

THREATENED AND ENDANGERED SPECIES

Threatened or Endangered species may occur in the wetland habitats west of the area surveyed. These species include the Salt Marsh Harvest Mouse (Reithrodontomys raviventris raviventris and R. r. holocoetes), California black rail (Laterallus jamaicensis coturniculus), and California clapper rail (Rallus longirostris obsoletus).

The salt marsh harvest mouse is listed as endangered by both the state and federal governments. Salt marsh harvest mice were trapped in non-tidal wetlands on the proposed Canalways project site north of the San Quentin landfill (Harvey and Stanley Associates, 1982) and at the Spinnaker-on-the-Bay property (Wesco, 1984). The preferred habitat of the salt marsh harvest mouse is pickleweed-dominated salt marsh with dense (100%) cover and foliage height of 30-50 cm. Pickleweed typically forms 60% or more of the plant cover, and alkali heath and fat hen form the remainder of the cover. Portions of the bordering habitat meet these criteria but the amount that exists within the 100 foot-wide strip is expected to be minimal or non-existent because it is a transition zone between the upland marsh and the disturbed, ruderal upland habitat on the lower slopes of the levee.

The California clapper rail is also a state and federally listed endangered species. This species resides in pickleweed marshes which have nearby cordgrass

for feeding. Black rails, listed as rare by the state, are secretive birds whose habitat requirements are largely unknown. Neither clapper or black rails have been observed in the areas adjacent to this site.

All three of these species have been observed at Tiscornia Marsh, north of the study site (ESA/Madrone, 1982). Animals which normally live in the wetlands below the levee may potentially use the upper perimeter of the marsh and the lower, west slope of the levee for cover during high tides or to escape prolonged flooding in the seasonal, non-tidal wetlands. However, none of these three species are expected to occur on this site because it is mainly upland associated with the top and slopes of the levee and does not satisfy their habitat requirements.

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Appendix C: Negative Environmental Impact Declaration

CITY OF SAN RAFAEL
ENVIRONMENTAL ASSESSMENT AND NOTIFICATION

FOR THE FOLLOWING PROJECT, THIS FORM SERVES AS A:

- ☐ NOTICE OF EXEMPTION
- ☒ NEGATIVE DECLARATION
- ☐ NOTICE OF COMPLETION
- ☐ NOTICE OF DETERMINATION

DESCRIPTION

Project Name East San Rafael Shoreline Park Master Plan

Street Address/Location San Rafael east of Hwy 101 and 580; south of S. Rafael canal

Assessor's Parcel No.(s) See Assessor's Parcel Maps available at S.Rafael Pl. Dept.

Property Owner City of San Rafael, public and private property owners.

Authorized Representative Sharon McNamee, Park and Recreation Department

Description of Project The Master Plan proposes a pedestrian and jogging path to run the entire length of the 2.3 mile shoreline. The path will be punctuated by seating birdwatching, and picnic and play areas. CASE FILE NO. P89-6

ASSESSMENT

BASED UPON A THOROUGH REVIEW, THE CITY STAFF RECOMMENDS THE PROJECT IS WITHIN THE FOLLOWING ENVIRONMENTAL CATEGORY:

EXEMPT

☐ Exempted from environmental reporting by the following section of the EIR Guidelines:

☐ MINISTERIAL (Sec. 15268) ☐ EMERGENCY (Sec. 15269)

☐ CATEGORICAL (Sec. _____ Class _____)

Reasons exempt: _____

By _____ Title _____ Date _____

NEG. DEC.

☒ NEGATIVE DECLARATION. On the basis of an Initial Study, the project is found to have no significant effect on the environment.

Reasons: Native and indigenous plantings and protective barrier fencing will buffer adjacent sensitive habitat areas and provide improved habitat opportunities

The Initial Study is on file with the City of San Rafael Planning Department, 1400 Fifth Avenue, San Rafael, California.

Contact Jean Freitas Title Senior Planner Date 5/26/89

EIR

☐ EIR is required. On the basis of an Initial Study, it has been determined that the project may have a significant effect on the environment.

Copies of the EIR will be available for review at the San Rafael Planning Department, 1400 Fifth Avenue, San Rafael, California. (P.O. Box 60, San Rafael, CA 94915) Telephone (415)485-3085.

The Draft EIR review period in which comments should be forwarded to the City and will end on _____ Contact _____

DETERMINATION

☐ A Negative Declaration was approved by:

_____ Date _____

☐ An EIR was prepared and certified in accordance with C.E.Q.A. by:

_____ Date _____

The _____ determined that the project:

☐ Will ☐ Will Not: have a significant effect upon the environment.

The project was ☐ Approved ☐ Disapproved by _____

Date _____.

A Statement of Overriding Concerns ☐ was (copy attached) ☐ was not issued

by _____ Date _____

Mitigation measures adopted by the _____ Date _____ are attached.

ENVIRONMENTAL CHECKLIST FORM

The checklist shall be utilized by City staff as part of the initial environmental study to evaluate the environmental impacts of a project proposal and determine what impacts should be studied in more depth.

PROJECT INFORMATION

PROJECT NAME East San Rafael Shoreline Park Master Plan

ADDRESS/LOCATION San Rafael east of Highway 101 and 580; south of the San Rafael Canal.

ASSESSOR'S PARCEL NUMBER _____

AUTHORIZED REPRESENTATIVE Sharon McNamee, Park and Recreation Department

ADDRESS 618 B-Street, San Rafael, CA 94915

TELEPHONE NUMBER _____

STAFF PERSON COMPLETING FORM Malcolm Sproul and Nixon Lam

FILE NUMBER _____ DATE 5/26/89

ENVIRONMENTAL IMPACTS

(Explanations of all "Yes" and "Maybe" answers are required on attached sheets.)

	YES	MAYBE	NO
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	___	___	X
b. Disruptions, displacements, compaction or overcovering of the soil?	___	X	___
c. Change in topography or ground surface relief features?	___	X	___
d. The destruction, covering or modification of any unique geologic or physical features?	___	___	X
e. Any increase in wind or water erosion of soils, either on or off the site?	___	___	X
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	___	X	___

	YES	MAYBE	NO
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?			X
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?			X
b. The creation of objectionable odors?			X
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?			X
3. Water. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			X
b. Changes in absorption rates, drainage pattern, or the rate and amount of surface water runoff?		X	
c. Alterations to the course or flow of flood waters?		X	
d. Change in the amount of surface water in any water body?			X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?			X
f. Alteration of the direction or rate of flow of ground waters?			X
g. Change in the quantity of ground waters, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations?			X
h. Substantial reduction in the amount of water otherwise available for public water supplies?			X
i. Exposure of people or property to water related hazards such as flooding or tidal waves?		X	

	YES	MAYBE	NO
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?	X		
b. Reduction of the numbers of any unique, rare or endnagered species of plants?			X
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	X		
d. Reduction in acreage of any agricultural crop?			X
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?		X	
b. Reduction of the numbers of any unique, rare or endangered species of animals?		X	
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?			X
d. Deterioration to existing fish or wildlife habitat?			X
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?		X	
b. Exposure of people to severe noise levels?			X
7. Light and Glare. Will the proposal produce new light or glare?			X
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?			X

	YES	MAYBE	NO
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	___	___	X
b. Substantial depletion of any non-renewable natural resource?	___	___	X
10. Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	___	___	X
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	___	___	X
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	___	___	X
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	___	X	___
b. Effects on existing parking facilities, or demand for new parking?	X	___	___
c. Substantial impact upon existing transportation systems?	___	___	X
d. Alterations to present patterns of circulation or movement of people and/or goods?	___	___	X
e. Alterations to waterborne, rail or air traffic?	___	___	X
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	___	___	X

	YES	MAYBE	NO
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?			X
b. Police protection?		X	
c. Schools?			X
d. Parks or other recreational facilities?			X
e. Maintenance of public facilities, including roads?		X	
f. Other governmental services?			X
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?			X
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?			X
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?			X
b. Communications systems?			X
c. Water?			X
d. Sewer or septic tanks?			X
e. Storm water drainage?			X
f. Solid waste and disposal?			X
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?			X
b. Exposure of people to potential health hazards?			X

	YES	MAYBE	NO
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	___	___	X
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	___	X	___
20. Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?	___	___	X
21. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	___	___	X
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	___	___	X
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	___	___	X
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	___	___	X

III. Discussion of Environmental Evaluation
(See Attached)

IV. Determination
(To be completed by the Lead Agency.)

On the basis of this initial evaluation:

[X] I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

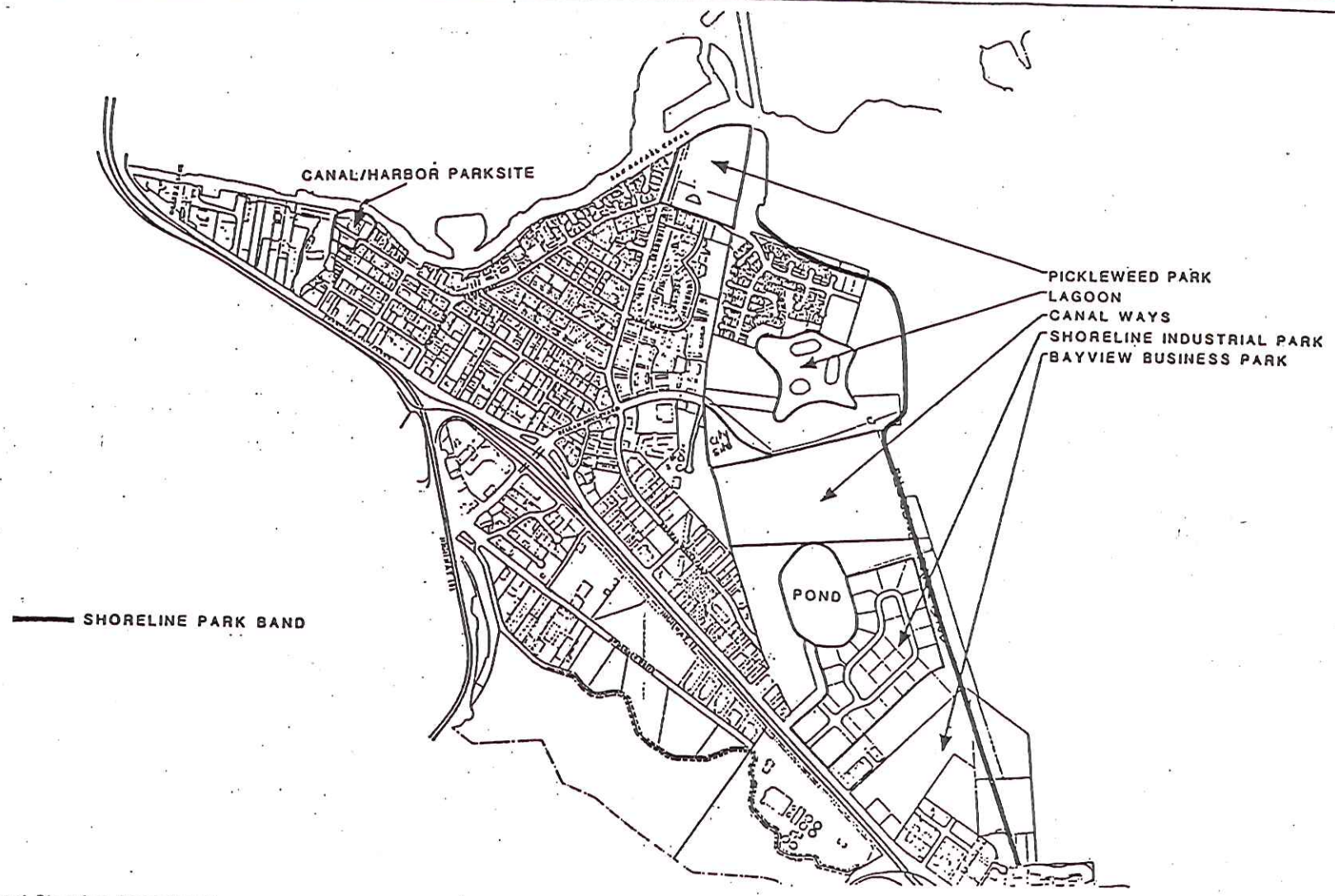
[ ] I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

[ ] I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

May 26, 1989
Date

Malcolm J. Grieve
Signature

For _____



Source: City of San Rafael Planning Department

lsa

PROJECT AREA LOCATION MAP-ATTACHMENT 1

LSA

ENVIRONMENTAL EVALUATION ATTACHMENT

Project Description

The East San Rafael Shoreline Master Plan establishes guidelines and policies for future development of a 2.3 mile long shoreline band along the San Francisco Bay. Varying in width from 100 to 45 feet, the Shoreline Band will be developed in phases and involves multiple public and private property parcels. The goal of the Master Plan is to achieve a contiguous and consistently designed public shoreline amenity. See Attachment 1 for the location of the project area.

Fundamental to the Master Plan is a continuous eight-foot wide asphalt pedestrian and service vehicle path flanked on one side by a three-foot wide crushed stone jogging trail running the entire length of the shoreline. The path is punctuated by seating, bird watching, and picnic and play areas. Native and indigenous plantings to the Marin shoreline with protective barrier fencing will buffer adjacent sensitive habitat areas and provide improved habitat opportunities. Two major meadow areas will provide open space for unstructured recreational activities. Park improvements will not require any encroachment upon wetland areas or the bay.

Primary public access to the park will occur at six locations. The plan envisions the integration of future adjacent developments to the Shoreline Band and provides policy recommendations toward that end.

The Shoreline Park development proposes to add the following recreational features along the levee that travels from Pickleweed Park southward to Bay Park Point and Beach:

- Add a meandering eight foot wide asphalt shoreline path along the top of the levee.
- Add or continue a three foot wide crushed stone jogging path along the 2.3 mile length of the Shoreline band.
- Add additional park bench or rock seating along the path at vista points for bird watching and views of the bay.
- Provide buffer planting and fencing to screen visual impact of future urban development along wetland perimeter, and to discourage encroachment onto preserved wildlife habitat areas.
- The development of turf/meadow areas at the Shoreline Industrial Park Green, and the Fairview Green.
- Provide a group gathering area near the north end public access entryway at Pickleweed Park.
- Upgrade and improve the levee at two locations of the Shoreline Band to meet flood protection standards.

- Introduce riparian plantings and improve marsh habitat when City pumping station and outfall line require modifications.
- Place picnic tables throughout the park near group oriented play areas.
- Provide a new restroom facility at the Shoreline Industrial site near the street entryway for public safety, access and maintenance.
- Relocate playground equipment and furniture if needed, from Schoen Park to Pickleweed Park.
- Provide on-site parking at Pickleweed Park and Bay Park. Limited on-street parking will also be designated at Pelican Way, Bellam Boulevard, and Piombo Place.
- Remove existing pathway located between the marsh and the lagoon at the Spinnaker-on-the-Bay project.
- Retain the existing exercise station par course located along the top of the levee.

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

1. Earth

b. The park development activities may disrupt or compact existing surface soil conditions within the 100-foot wide strip of shoreline, levee, pond edges, wetlands, and fill that comprise the Shoreline Park site. This disruption and compaction would occur during the construction period of the project and result in long term park and levee improvements to the currently unimproved Shoreline area.

c. The proposed project would result in minor levee height modifications at points along the length of the levee, where conditions allow without widening levee. The Master Plan would not fill any wetland area or bayland except the minimum required to provide adequate flood protection. The levee height modifications will allow undulation of the levee tops for topographical variety and viewpoint emphasis.

f. The Master Plan proposes to enhance two exisitng beach areas at Murphy's Rock and at Bay Park.

3. Water

b. Development of the meandering eight foot asphalt pathway and the jogging trail may change the rate of surface water runoff when compared to the existing runoff conditions along the top of the levee. However, the Shoreline Park will not alter the rate of surface water runoff significantly. Future industrial/office development and the existing marshland detention ponds to the

west of the Shoreline will provide adequate drainage for the Shoreline Park (East San Rafael Neighborhood Plan DEIR, 1985).

c. The Canalways EIR indicated that wildlife habitat could be enhanced by removing the levee between the Spinnaker project and the Canalways area, and building an access bridge at the eastern end of the Bellam Boulevard entrance to the Shoreline Park. This alteration would enable wildlife to travel between the two wetland areas, thus providing a larger continuous wildlife habitat area (Canalways DEIR, 1984).

i. There is the need for levee and pump station improvements in the Canalways area for public safety reasons. The Master Plan proposes levee improvements in the Canalways area. The work on the levee would serve to improve conditions that would minimize water related hazards to people and property. The levee improvements will meet flood mitigation requirements. Additional width will be added to the levee on the BCDC side. The face of the levee will be improved to City of San Rafael standards.

4. Plant Life

a. Additional native vegetation will be planted along new fencing on the edge of the wetland and on the slope of the levee system. This planting will serve both as a screen and barrier defining the recreational areas from the wildlife conservation area, and to enhance the existing wetland vegetation. The screened fencing will create a barrier to discourage intrusion into the wetland area.

The Shoreline Park project will introduce some non-native, drought tolerant trees and shrubbery along the on-street public access points. The landscape features will provide a focal point for each entryway. Turf/Meadow areas will also be developed at the Shoreline Industrial Park Green, and the Fairview Green.

Both the addition of non-native and native vegetation will serve to increase the diversity and number of plant life in the project area. The Master Plan landscape palette would emphasize native and drought tolerant vegetation but would preclude the use of non-native landscaping where appropriate.

c. Refer to #4a above.

5. Animal Life

a. To minimize any disturbance to animal life in the wetland areas the Master Plan proposes to minimize access at environmentally sensitive areas, and to use vegetation and fencing to screen and prevent intrusion into the

wetlands. The Shoreline Park will locate low intensity uses near the environmentally sensitive areas. More intensive uses are planned at the north and south ends of the shoreline near more developed areas, and away from the wetlands.

A variety of wildlife uses the Canalways wetland area west of the upland habitat on the levee that comprises the Shoreline Park site. Some species are dependent on the wetlands on the western border of the site and are strictly limited to them. Others, such as raptors, passerine birds, and mammals range through the site, using the ruderal habitat and the shrubs and trees on top of the levee as well as adjacent habitats. A few species of shorebirds use the rocky outer slope of the levee. The upland habitat along the top and upper slopes of the levee may serve as escape cover for species that are flooded out of adjacent, lower wetland areas during high tides or periods of heavy rainfall when seasonal ponds are full (Shoreline Park Biological Site Survey, LSA, in preparation for the East San Rafael Shoreline Park Master Plan).

b. The salt marsh harvest mouse, listed as endangered by both the State and Federal government, have been sighted in the general vicinity of the project site (Spinnaker-on-the-Bay DEIR, 1984; City of San Rafael General Plan 2000, (Draft) 1986). The preferred habitat of the salt marsh harvest mouse is pickleweed dominated salt marsh with dense coverage and foliage height of 30-50- cm. Portions of the wetland habitat west of the 100 foot-wide shoreline strip provides valuable pickleweed coverage.

The proposed Shoreline Park improvements will not physically disturb the salt marsh habitat suitable for the salt marsh harvest mouse. The Shoreline Park will not result in the reduction in the number of any unique, rare or endangered species. Landscaped barriers and screened fencing will be placed throughout the park to prevent human intrusion into the sensitive wetland areas adjacent to the shoreline band.

6. Noise

a. The recreational use of the Shoreline land may increase ambient noise above the existing levels due to the larger numbers of recreational users attracted to the amenities offered by the Shoreline Park. The recreational activities proposed would not exceed City noise standards. Sound levels generated by the Shoreline Park would be typical of residential neighborhoods.

13. Transportation/Circulation

a. The non-peak, low intensity uses of the Shoreline Park would not effect the road capacity in the East San Rafael neighborhood. The expected traffic generated by the Shoreline Peak would occur at non-peak hours and would

not add significantly to the peak hour traffic volumes in the vicinity. Therefore, traffic generated by the Shoreline Park would not contribute to substantial area traffic congestion.

b. Recreational amenities available on the project site will increase the demand for new parking. The Shoreline Park Master Plan provides limited parking spaces at Pickleweed Park, Bay Park Point, and east of the Shoreline Industrial Park. Designated on-street public access parking is also provided at Park entryways at the end of Piombo Place, Pelican Way and Bellam Boulevard. The Master Plan anticipates peak parking demand will occur on weekends when parking demand for other land uses in the vicinity of the park will be low. The Master Plan proposes signage to direct weekend park users to underutilized on-street parking available in the industrial/office area at the southern half of the Shoreline Park Band. Park users can access the park from the public access points at Shoreline Industrial Park, Pelican Way, Piombo Place, and Bay Park.

14. Public Services

b. The level of development and low intensity uses proposed for the Shoreline Park Band are minimal, therefore impacts of this development are not expected to be significant. Additional East San Rafael development will eventually require additional police department personnel for the cumulative impacts of the Canalways and Spinnaker-on-the-Bay projects, and further commercial development (Spinnaker-on-the-Bay DEIR (1984), Canalways DEIR (1984), East San Rafael Neighborhood Plan DEIR (1985), San Rafael General Plan 2000, Draft, 1986).

e. Development of the Shoreline band for park use will increase the need for maintenance of entryways and park trails, and public restrooms by the City Public Works Department. The Public Works staff has identified the need for additional park maintenance personnel. The shoreline development is expected to occur in phases so maintenance impacts will be cumulative.

19. Recreation

The proposed Shoreline Park will improve recreational opportunities for the City. The park will provide continuous access to the San Francisco Bay shoreline between Pickleweed Park and Bay Park Point. The proposed park has been identified as a high priority park and open space site by the City since 1984. When developed, it will add both to the quality and quantity of the city's open space and recreational facilities.

INITIAL STUDY: EAST SAN RAFAEL SHORELINE PARK MASTER PLAN

REFERENCES

Blayney-Dyett. 1985. East San Rafael Neighborhood Plan DEIR. Prepared for the City of San Rafael.

LSA, Shoreline Park Biological Resources Survey (in preparation for the East San Rafael Shoreline Park Master Plan).

LSA. 1984. Canalways DEIR. Prepared for the City of San Rafael.

City of San Rafael Recreation Element, 1984.

City of San Rafael General Plan 2000, Draft. 1986.

Wesco. 1984. Spinnaker-on-the-Bay Draft Environmental Impact Report. Prepared for the City of San Rafael.

Appendix D: General Plan Policies Related to Specific Study Area

COMMUNITY DESIGN MAP CONSIDERATIONS

LU-32 WATER CONSERVATION

Require water conserving landscape design and fixture types in all new development.

LU-35 PROJECT DESIGN CONSIDERATIONS (Portion)
Following are some overall criteria to be used in evaluating excellence in project design:

a) Sensitivity to natural landscape and site features.
b) Compatibility of colors, materials, scale, and building and site design with surrounding development.
c) Use of high quality building materials.
d) Creation of interest in building elevation including large overhangs, projections, windows/doors, varied setbacks and pedestrian oriented features, etc.
e) Provision of variations in large complexes. (Rooflines, color materials, window treatment.
f) Screening of parking and distribution of parking to provide easy access to units/ buildings.
g) Attractive screening of equipment consistent with overall project design.
h) Provision of good vehicular and pedestrian access and circulation onsite and in relation to surrounding area.
i) (Not applicable).
j) Incorporation of site/project amenities and attractive landscaping.
k) Incorporation of fire/police safety concerns.
l) Provide a sense of entry.
m) Variation in building placement.

LU-35 ADDITIONAl COMMUNITY DESIGN MAP CONSIDERATIONS (Portion)

b. Bay Frontage
1) Preserve and enhance views.
2) Require setbacks for habitat protection, levee maintenance and view protection.
3) Secure public access.
4) Limit height to protect views.
5) Require high quality design as viewed from shoreline band and water.
6) Preserve and enhance wildlife habitat.

d. Creeks and Drainageways
1) Preserve and enhance for wildlife/scenic values.
2) Use as pedestrian and bicycle access corridors where feasible.
3) Require adequate setbacks for maintenance, erosion control, access where feasible.

SAN RAFAEL CANAL, BAYFRONT AND MARIN ISLANDS

CB-1 PROTECTION (Portion)

Promote the San Rafael Canal and Bayfront shoreline as a community wide asset for public and marine related uses, where public access, use and views of the water are maximized, consistent with needs of marine dependent industry and protection of nearby sensitive wildlife habitat areas.

CB-4 EAST SAN RAFAEL SHORELINE USE (Portion)

The East San Rafael Shoreline and east of Pickleweed Park shall be developed as a public use park band approximately 100 feet wide for pedestrian and bicycle use. In a Coordinated and timely manner, complete the public dedication and improvement of a master planned park band with access as shown on the Recreation Plan Map.

CB-7 WATERFRONT DESIGN

Preparation of a Design Plan for the Canal and East San Rafael waterfront is a high priority. Low scale buildings that protect public views of the water and which do not dominate the canal and bayfront shall be required. Design factors important in reviewing specific development proposals include:

1) Pedestrian access.
2) Building setbacks from the water
3) height.
4) Landscaping.
5) Canal view protection and enhancement.
6) Wildlife habitat protection.
7) High quality architectural design

Until a specific design plan is established, new buildings and substantial reconstruction of existing buildings should be set back a minimum of 25 feet from the public park band property line along East San Rafael Shoreline.

CB-9 DESIGN SHORELINE COMMERCIAL

Orient commercial development abutting the shoreline band towards the water to take advantage of Bay views, provide an attractive design which enhances the Bayfront, and provide surveillance of the shoreline band area. Provide site landscaping compatible with shoreline landscaping.

CB-10 SHORELINE EMBANKMENTS

Rock rip rap shall be used on the outside face of levees facing the Bay.

CB-11 VIEWS

Provide views to the Bay and Bay wetlands from public streets and parks wherever possible.

B-25 SHORELINE INDUSTRIAL PARK "MARINA GREEN"

Consider acquiring additional parcels in the Shoreline Industrial Park adjoining the shoreline park band to create a "marina green" park with a panoramic view of the Bay.

CB-d DEVELOPMENT OF AN URBAN DESIGN PLAN (Portion)

As a first priority follow-up to the General Plan, prepare an urban design plan for the East San Rafael Shoreline. Design guidelines for the shoreline band shall include:

1) An eight foot wide paved path.
2) 14 foot horizontal clearance.
3) Measures to protect sensitive

habitat areas including barriers and development setbacks.

4) Proposed building heights near the band.
5) Types and location of needed facilities.
6) Proposed landscape materials with planting locations.
7) Ongoing maintenance needs.
8) Status of acquisition.
9) Methods of funding improvements.

EAST SAN RAFAEL POLICIES

ESR-13 **CANAL AND BAYFRONT DESIGN**

Provide waterfront oriented design consistent with recommendations in the Canal/Bayfront section.

ESR-15 **DESIGN PLANS** (Portion)

Develop specific design plans for Highway and Waterfront oriented commercial development in East San Rafael which would address image, setbacks, height, landscaping and architectural design.

ESR-22 **PUBLIC ACCESS TO WATERFRONT**

Improve access to and use of the Canal and bayfront consistent with recommendations in the Canal and Bayfront section.

BICYCLE AND PEDESTRIAN CIRCULATION

C-23 **BICYCLE ROUTES**

Develop and maintain a safe and logical City bicycle route system coordinated with the Countywide system to provide an alternative to driving. *(Refer to Bicycle Routes Map GP-8)* The bicycle routes plan shall be implementedthrough capital improvement programming and pursuit of State, Federal and local funding sources. Priorities should be given to sections of routes designated in the Circulation Background and to the Northwestern Pacific Railroad right of way route. Retain the Lincoln-Los Ranchitos bicycle path in the roadway connection project.

C-27 **PEDESTRIAN ROUTES**

Pedestrian circulation networks shall continue to be developed to provide safe alternatives to driving. *(Refer to Recreation Plan Map GP 9).*

R-14 **TRAILS**

Secure and develop City and County trails designated on the Recreation Plan Map through subdivision requirements and other means. Require easement dedication and

ENVIRONMENTAL RESOURCES

NE-13 PROTECTION OF ENVIRONMENTAL RESOURCES

Protect and enhance environmental resources. Such resources include but are not limited to ridgelines, wetlands, creeks, shorelines, threatened and endangered species habitat and archaeological sites.

NE-14 WETLANDS

Wetlands are fragile natural resources subject to flooding, erosion, soilbearing capacity limitations and other hazards. In addition they are resources of special significance due to their functions for wildlife habitat, pollution control, floodwater passage, aquifer recharge, erosion control, education, scientific study, open space and recreation. The City will vigorously pursue protection of wetland resources through: first, avoidance and provision of setbacks f rom wetlands; and second, if any fill of wetlands is proposed and cannot reasonably be avoided (or if alternatives would be clearly environmentally superior after thorough environmental review) a requirement of a minimum of two acres of mitigation (onsite or offsite) for every acre of wetland lost. When fill is proposed, replacement of wetlands should be of at least equal quality, nearby, and whenever possible, completed prior to any project construction. A property owner may apply to the City for a waiver of this policy if the property owner can demonstrate that implementation of this policy would substantially interfere with economically viable use of the property. Additionally, a property owner may seek a waiver for small, isolated wetlands an acre or less in size there the landowner can demonstrate no net loss in quantity or quality to the satisfaction of the City after review by the Department of Fish and Game or similar wildlife agency and the public.

NE-15 WETLAND BUFFER AREAS

Buffers shall be provided between development projects and adjacent wetlands (as identified/ referenced on MapGP-16b) Generally, a minimum 50 foot setback from wetlands shall be maintained for structures. Wider setbacks (100 feet ideally) will be required on larger parcel through project review. Creeks (see policy NE-17), existing concrete lined drainageways, and the San Rafael Canal (between Highway 101 and the western boundary of Pickleweed Park--see policy CB-6) are excluded from this policy. A property owner may apply for a waiver to this setback policy if the property owner can demonstrate that the proposed setback adequately protects the value of the wetland habitat to the satisfaction of the City after review by the Department of Fish and Game or similar wildlife agency, and the public, or if the property owner demonstrate that implementation of this policy would substantially interfere with economically viable use of the property.

NE-18 ENHANCEMENT OF DRAINAGEWAYS

Explore enhancement of drainageways to serve as wildlife habitat as well as drainage facilities.

NE-19 THREATENED AND ENDANGERED SPECIES

Protect threatened or endangered species of wildlife and plants, and their habitats, as well as other resources which stand out as unique in the Planning Area because of their scarcity, scientific value, aesthetic quality, or cultural significance.