

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
---	GABLE VENT	4
---	RIDGE VENT	4
	EXTERIOR WALL LIGHTS	4
	INTERIOR WALL LIGHTS	4
	INTERIOR CEILING LIGHTS	1
⊙	FLOOR DRAIN	3
*HB-1	WALL FAUCET	1
⊙	ELECTRICAL OUTLET	1
TP	TWO ROLL TP DISPENSER	3
TPD	TOWEL DISPENSER	2
SD	SOAP DISPENSER	2
16" x 24"	KICKPROOF WALL VENT	2
F	ELECTRIC EXHAUST FAN	2
210CFM	EXHAUST FAN 210CFM	

WALL TYPE SCHEDULE

8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

CONCRETE WALK (BY INSTALLER)

16" x 24" KICKPROOF WALL VENT, TYP 2

MECH

3" VTR (4)

DRINKING FOUNTAINS

CONCRETE WALK (BY INSTALLER)

ROMTEC

11240 NORTH BANK ROAD ROSELBURG, OR 97170

PH: 503-341-1441 FAX: 503-341-1442

PRELIMINARY

PROJECT: 6711

PROJECT: 2062

DATE: 4/10/2017

REVISIONS

REV. DATE BY

TH

SHEET NO. 1

(A) ELEVATION VIEW
SCALE: 1/4" = 1'-0"

(1) SECTION - FOR BOM ONLY -
SCALE: 3/8" = 1'-0"

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PROJECT: 2062 SERRA T MUD-HUB RESTROOM

CITY OF SAUSALITO
DUNPHY PARK RESTROOM
SAUSALITO, CALIFORNIA

PROJECT: 6711

MODEL: 2062

DATE: 4/10/2017

REVISIONS:

REV. DATE BY

1 4/25/2017 JH

2 4/25/2017 JH

TH

SHEET NO.

2

ROMTEC
16240 NORTH BANK ROAD - ROSEBURG, OR 97470
(503) 688-3441 FAX (503) 688-6883

PRELIMINARY

NOTES:

CUSTOMIZED RESTROOM BY ROMTEC
PLANS AND ELEVATION PROVIDED BY ROMTEC

EXTERIOR WALLS:
HORIZONTAL CLAPBOARDS, LAP SIDING OVER CMU BLOCK WALL
COLOR: WHITE

ROOF:
MATERIAL: METAL STANDING SEAM ROOFING
COLOR: GREY

rhaa
LANDSCAPE ARCHITECTURE + PLANNING
225 Miller Avenue, Mill Valley, CA 94941
T 415 383 7900 F 415 383 1433 www.rhaa.com

PROJECT/CLIENT NAME

Dunphy Park

200 Napa Street
Sausalito, CA 94965

Owner:
City of Sausalito
420 Litho St.
Sausalito, CA 94965

RHA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

Design Review Permit

DATE
28 APRIL 2017

REVISIONS

[illegible]

REGISTRATION AND SIGNATURE

NOT FOR
CONSTRUCTION

SHEET TITLE

RESTROOM PLANS

DRAWN BY: AJ CHECKED BY: MK /JM

L4.0

PROJECT/CLIENT NAME
Dunphy Park
200 Napa Street
Sausalito, CA 94965

Owner:
City of Sausalito
420 Litho St.
Sausalito, CA 94965

RHAA PROJECT NUMBER
16042A

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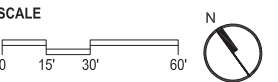
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No.	Date	Description

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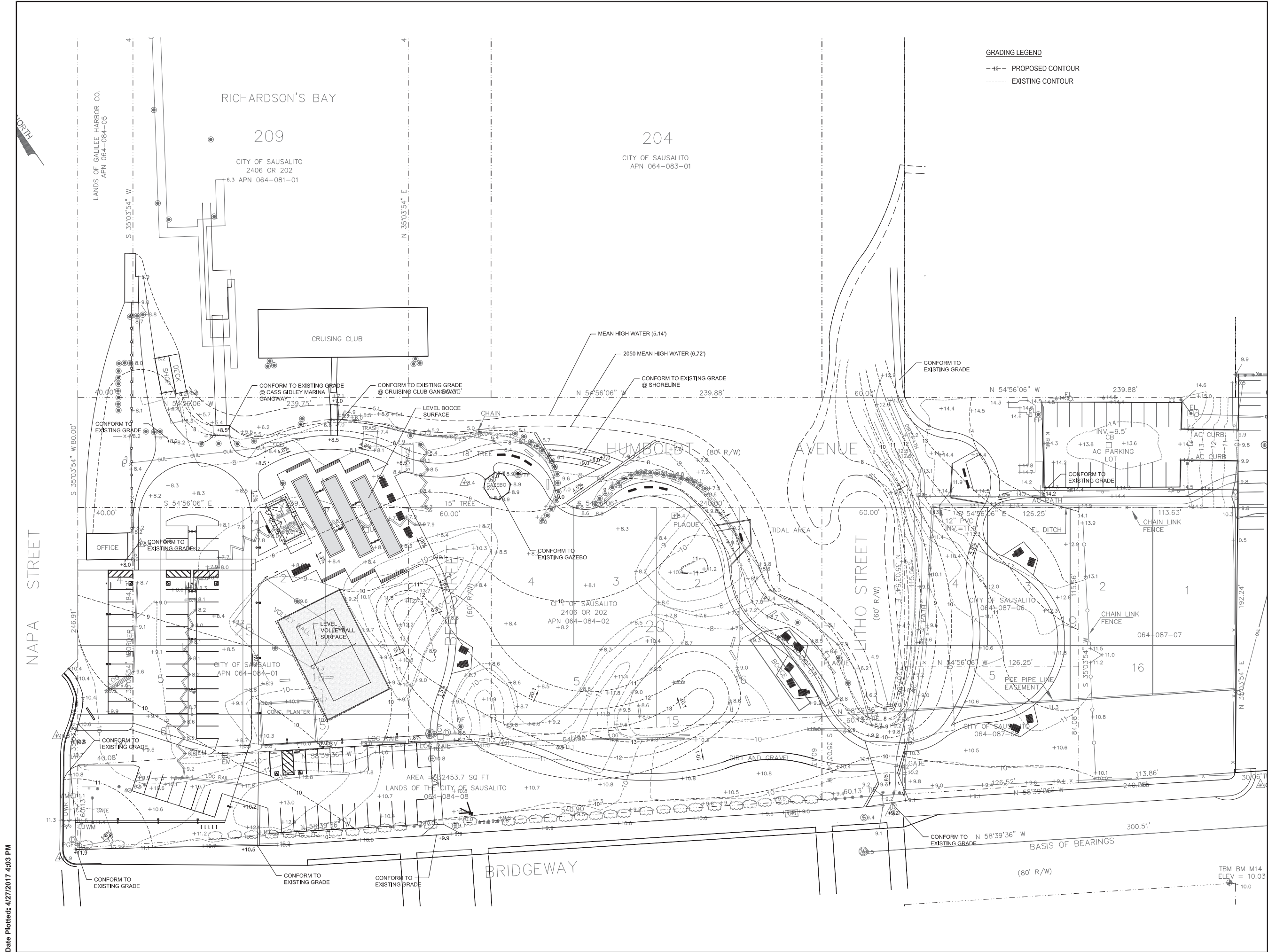
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CONSTRUCTION



SHEET TITLE
GRADING PLAN

DRAWN BY: AJ CHECKED BY: MK/JM

L5.0



TREES



ROBINIA PSUEDOACACIA
BLACK LOCUST
40'H x 30'W



LIRIODENDRON TULIPIFERA
TULIP TREE
50'H x 25'W



ARBUTUS UNEDO
STRAWBERRY TREE
20'H x 15'W



AESCULUS CALIFORNICA
CALIFORNIA BUCKEYE
20'H x 20'W



SALIX BABYLONICA
WEeping WILLOW
30'H x 30'W



SALIX LASIOLEPIS
ARROYO WILLOW
30'H x 30'W



LYONOTHAMNUS FLORIBUNDUS ASPLENIFOLIUS
CATALINA ISLAND IRONWOOD
30'H x 15'W



CERCIS CANADENSIS
EASTERN REDBUD
25'H x 25'W



AESCULUS X CARNEA
HORSE-CHESTNUT
30'H x 20'W



QUERCUS AGRIFOLIA
COAST LIVE OAK
40'H x 40'W



PINUS CONTORTA VAR. CONTORTA
SHORE PINE
25'H x 20'W



CERCIS OCCIDENTALIS
WESTERN REDBUD
15'H x 15'W



ALNUS RUBRA
RED ALDER
40'H x 25'W

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**PLANTING
PALETTE**

DRAWN BY: AJ CHECKED BY: MK/JM

L6.0

LARGE SHRUBS



LUPINUS ALBIFRONS
SILVER BUSH LUPINE
5'H x 5'W



GAUTHERIA SHALLON
SALAL
7'H x 9'Wt



CEANOTHUS 'CYNTHIA POSTAN'
CYNTHIA POSTAN WILD LILAC
7'H x 7'W



BACCHARIS PILULARIS
COYOTE BRUSH
6'H x 8'W



ATRIplex LENTIFORMIS 'BREWERII'
BREWER SALTBUsh
6'H x 8'W



RHAMNUS CALIFORNICA 'EVE CASE'
EVE CASE COFFEE BERRY
6'H x 6'Wt



HETEROMELES ARBUTIFOLIA
TOYON
8'H x 8'W



DENDRONMECON HARFORDII
ISLAND BUSH POPPY
10'H x 10'W



CARPENTERIA CALIFORNICA
BUSH ANEMONE
6'H x 5'W



ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'
HOWARD MCMINN MANZANITA
8'H x 10'W

NATIVE HABITAT RESTORATION AREA



MEDIUM & SMALL SHRUBS
ERIOGONUM ARBORESCENS, SANTA CRUZ ISLAND BUCKWHEAT
ERIOGONUM LATIFOLIUM, COAST BUCKWHEAT
ERIOGONUM UMBELLATUM, SULPHUR BUCKWHEAT
MIMULUS AURANTICUS, STICKY MONKEY FLOWER
SALVIA LEUCOPHYLLA, PURPLE SAGE
SPHAERALCEA AMBIGUA, APRICOT MALLOW

HERBACEOUS PERENNIALS
ACHILLEA MILLEFOLIUM, YARROW
DICHELOSTEMMA IDA-MAIA, FIRECRACKER FLOWER
ESCHSCHOLZIA CALIFORNICA, CALIFORNIA POPPY
IRIS DOUGLASIANNA, DOUGLAS IRIS
SOLIDAGO CALIFORNICA, CALIFORNIA GOLDENROD
VERBENA GOODINGII, PINK VERBENA

GRASSES
BOUTELOUA GRACILIS, BLONDE AMBITION GRAMMA GRASS
CAREX PANSA, DUNE SEDGE
CAREX DIVULSA, BERKELEY SEDGE
DESCHAMPSIA CESPITOSA VAR HOLCIFORMIS
FESTUCA RUBRA, CREEPING RED FESCUE
LEYMUS CONDENSATUS 'CANYON PRINCE', CANYON PRINCE RYE

*ALSO SEE LARGE SHRUBS ABOVE.



LIVING SHORELINE



SHRUBS
ATRIplex LENTIFORMIS 'BREWERII', BREWER SALTBUsh
BACHARIS DOUGLASII, MARSH BACCHARIS
BACCHARIS PILULARIS, COYOTE BRUSH
LIMONIUM CALIFORNICUM, SEA LAVENDER

GRASSES
DISTICHLIS SPICATA, SALT GRASS
SPARTINA FOLIOSA, CORDGRASS

SUCCULENTS
DUDLEYA FARINOSA, BLUFF LETTUCE
SARCOCORNIA PACIFICA, PICKLEWEED



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28 APRIL 2017

REVISIONS		
No.	Date	Description

REGISTRATION AND SIGNATURE

NOT FOR
CONSTRUCTION

SCALE

SHEET TITLE
PLANTING
PALETTE

DRAWN BY: AJ CHECKED BY: MK /JM

L6.1

PROJECT/CLIENT NAME

Dunphy Park

200 Napa Street
Sausalito, CA 94965

Owner:

City of Sausalito
420 Litho St.
Sausalito, CA 94965

RHAA PROJECT NUMBER

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DATE

28 APRIL 2017

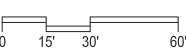
REVISIONS

No.	Date	Description

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CONSTRUCTION

SCALE



SHEET TITLE

PLANTING PLAN

DRAWN BY: AJ

CHECKED BY: MK /JM

L6.2

SCIENTIFIC	COMMON	HEIGHT	SPREAD	Native (y/n)	Water Use	Source	SIZE
SHRUB							
Atriplex lentiformis 'breweri'	Brewer Saltbush	5'-7'	6'-8'	Y	Low	BCDC	15G
Arctostaphylos densiflora 'Howard McMinn'	Howard McMinn Manzanita	6'-10'	6'-12'	Y	Low	FODP	15G
Baccharis pilularis	Coyote Brush	3'-9'	3'-12'	Y	Low	FODP	5G
Carpenteria californica	Bush Anemone	4'-6'	4'-6'	Y	Low	FODP	15G
Ceanothus 'Cynthia Postan'	Cynthia Postan Wild Lilac	6'-8'	6'-8'	Y	Low	FODP	15G
Cercis canadensis	Eastern Red Bud	25'-30'	20'-25'	N	Moderate		24" Box
Dendronmecon harfordii	Island Bush Poppy	8-12'	8-12'	Y	Low		15G
Epilobium canum 'Catalina'	California fuchsia	3'-4'	4'-5'	Y	Very Low	BCDC	5G
Eriogonum arborescens	Santa Cruz Island Buckwheat	2'-6'	3'-5'	Y	Low	BCDC	5G
Eriogonum latifolium	Coast Buckwheat	1'	3'	Y	Low	BCDC	5G
Eriogonum umbellatum	Sulphur Buckwheat	1'	3'	Y	Low		5G
Fremontodendron californicum	Flannel Bush	15'-20'	10-15'	Y	Low	BCDC	24" Box
Gaultheria shallon	Salal	4'-10'	6'-12'	Y	Moderate	BCDC	15G
Heteromeles arbutifolia	Toyon	6'-10'	6'-10'	Y	Low	FODP	15G
Lupinus albusfrons	Silver Bush Lupine	5'	5'	Y	Low	BCDC	5G
Mimulus auranticus	Sticky Monkey Flower	2'	2'-3'	Y	Low	BCDC	5G
Rhamnus californica 'Eve Case'	Coffee Berry	4'-8'	4'-8'	Y	Low	BCDC	15G
Salvia leucophylla	Purple Sage	2'-3'	3'-4'	Y	Low	BCDC	5G
Sphaeralcea ambigua	Apricot Mallow	3'-4'	2'-3'	Y	Very Low		5G
HERBACEOUS PERENNIAL							
Achillea millefolium	Yarrow	1-3'	1-3'	Y	Low	BCDC	1G
Centranthus ruber	Red Valerian	3'	3'	N	Low		1G
Dichelostemma ida-maia	Firecracker flower	20"	spreading	Y	Low	BCDC	1G
Eschscholzia californica	California Poppy	6-12"		Y	Low	BCDC	1G
Iris douglasiana	Douglas Iris			Y	Low	BCDC	1G
Solidago californica	California Goldenrod	to 3'		Y	Low	BCDC	1G
Verbena goodingii	Pink Verbena	1'	3'	Y	Low		1G
GRASS							
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Gramma			Y	Low		Flats
Carex pansa	Dune Sedge			Y	Low	BCDC	Flats
Carex divulsa	Berkeley Sedge			N	Low		Flats
Deschampsia cespitosa var. holciformis	Pacific Hair Grass			Y	Low	BCDC	Flats
Festuca rubra	Creeping Red Fescue			Y	Low	BCDC	Flats
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	4'	3'	Y	Low	BCDC	Flats
Muhlenbergia rigins	Deer Grass			Y	Low	BCDC	Flats
GROUND COVER							
Ceanothus 'Yankee Point'	Yankee Point Wild Lilac	2'-3'	8'-10'	Y	Low	FODP	5G
VINE							
Aristolochia californica	California Pipevine	to 50'		Y	Moderate	BCDC	5G
TURF							
Salt-tolerant Sod	Seashore Paspalum (alt = Red Molate Fescue)						

LIVING SHORELINE							
Salix lasiolepis		Arroyo willow	less 30'	Less 30'	Y	Low	BCDC 24" Box
Alnus rubra		Red Alder	to 40'+	20-30'	Y	Low	BCDC 24" Box
Baccharis douglasii (glutinosa)		Marsh Baccharis	3'	3'	Y	Low	BCDC 15G
limonium californicum		Sea Lavender	1'-2'		Y		BCDC 5G
Distichlis spicata		salt grass			Y		BCDC Flats
Dudleya farinosa		Bluff Lettuce	1'		Y	Low	BCDC 5G
sarcocornia pacifica		pickleweed	1'-2'		Y		BCDC Flats
Spartina foliosa		cordgrass	1'-4'		Y		BCDC Flats

TYPE	SCIENTIFIC	COMMON	HEIGHT	SPREAD	NATIVE (y/n)	WATER USE	SOURCE	SIZE
TREES								
	Aesculus californica	California Buckeye	15'-30'	15'-30'	Y	Low	BCDC	36" Box
	Aesculus x carnea	Red Horse Chestnut	to 30'	to 20'	N	Moderate		36" Box
	Alnus rubra	Red Alder	to 40'+	20-30'	Y	Low	BCDC	24" Box
	Arbutus unedo	Strawberry Tree	15'-30'	15'-30'	N	Low	FODP	24" Box
	Cercis canadensis	Eastern Redbud	20'-30'	20'-30'	N	Moderate		24" Box
	Cercis occidentalis	Western Redbud	10'-15'	10'-15'	Y	Low	BCDC	24" Box
	Liriodendron tulipifera	Tulip Tree	to 60'	to 30'	N	Moderate		36" Box
	Lyonothamnus floribundus 'aspenifolius'	Catalina Is. Ironwood	25'-35'	15'	Y	Low	FODP	24" Box
	Nyssa Sylvatica	Sour Gum, Tupelo	25'-35'	20'-30'	N	Moderate		36" Box
	Pinus contorta var. 'contorta'	Shore Pine	20'-30'	20'-30'	Y	Low	BCDC	24" Box
	Robinia psuedoacacia	BlackLocust	40'-50'	30'-40'	N	Moderate		24" Box
	Salix babylonica	Weeping Willow	30'-45'	30'-45'	N	Moderate	FODP	36" Box
	Salix lasiolepis	Arroyo willow	less 30'	Less 30'	Y	Low	BCDC	24" Box
	Quercus agrifolia	Coast Live Oak	30'-45'	30'-45'	Y	Low	FODP	36" Box

PROJECT/CLIENT NAME

Dunphy Park

200 Napa Street
Sausalito, CA 94965

Owner:
City of Sausalito
420 Litho St.
Sausalito, CA 94965

RHAA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

Design Review Permit

DATE
28 APRIL 2017

REVISIONS

No.	Date	Description

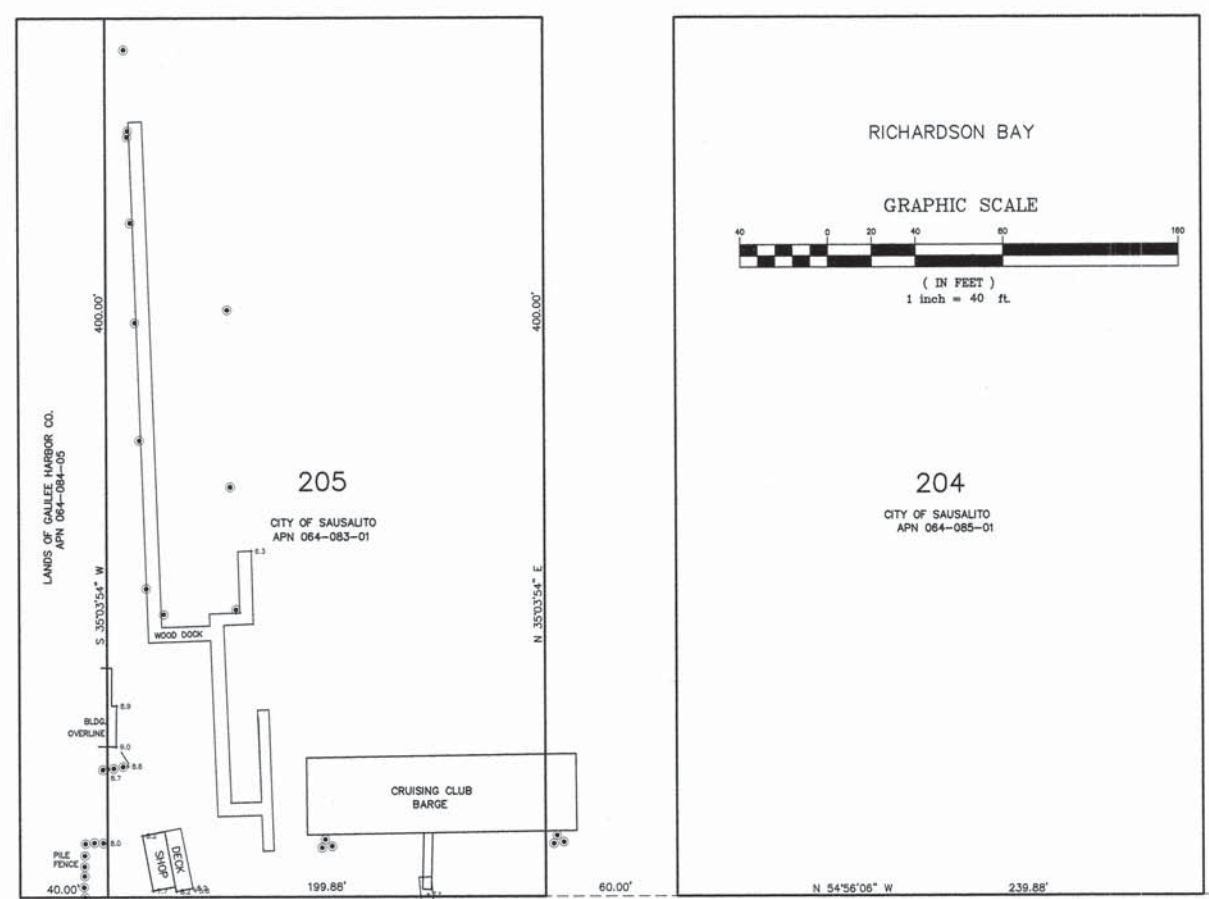
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SHEET TITLE

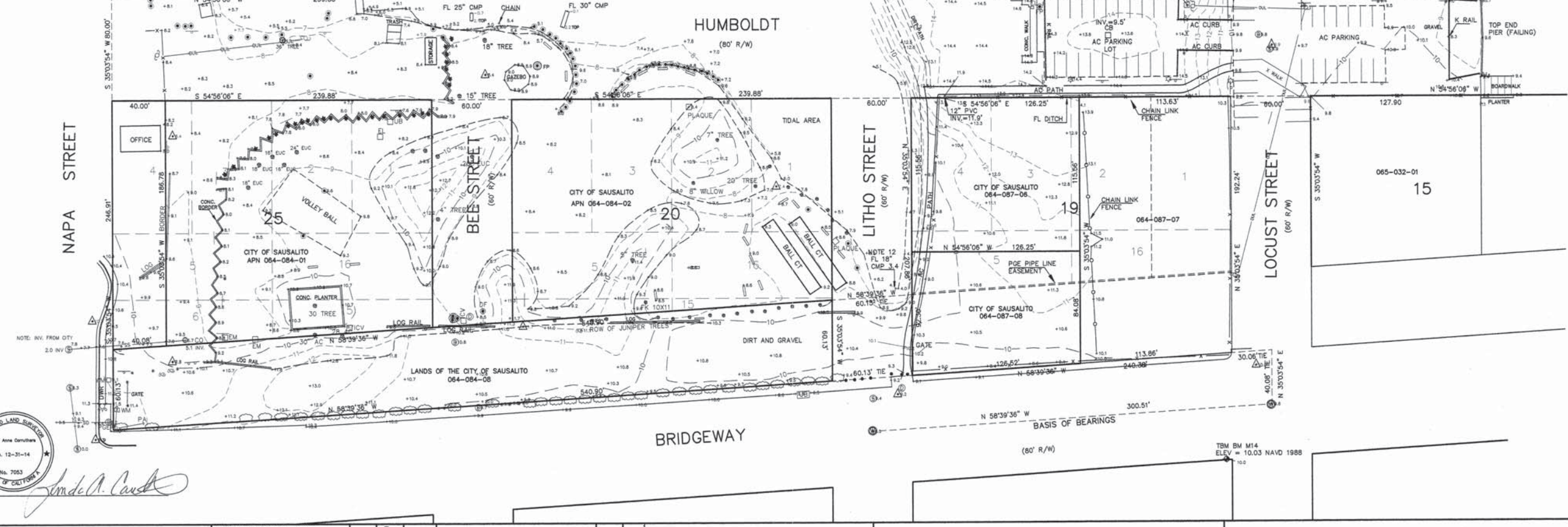
PLANTING SCHEDULE

DRAWN BY: AJ CHECKED BY: MK /JM



- NOTES:
1. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 2. THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 58°39'36" WEST BETWEEN FOUND STD. CITY MONUMENTS ON BRIDGEWAY AS SHOWN HEREON.
 3. THE BENCHMARK USED FOR THIS SURVEY IS A USGS BRASS DISK SET IN TOP OF THE SOUTH CORNER OF THE CONCRETE BASE OF NORTHWEST ONE OF TWO ORNAMENTAL CONCRETE ELEPHANTS ON THE SOUTHWEST SIDE OF THE CITY PARK, HAVING AN ELEVATION OF 16.02 FEET NAVD 1988.
 4. CONTOUR INTERVAL = ONE FOOT
 5. ONLY TREES HAVING A BREAST DIAMETER OF SIX-INCHES OR LARGER ARE DELINEATED, SAVE THOSE EMPLOYED FOR ELEVATION PURPOSES.
 6. THE UTILITIES SHOWN ON THIS PLAN ARE BASED ON SURFACE OBSERVATIONS AND INFORMATION SUPPLIED BY UTILITY COMPANIES AND/OR AGENCIES. THIS PLAN MAKES NO WARRANTY WHATSOEVER THAT OTHER UTILITIES, EITHER SURFACE OR SUBSURFACE, DO OR DO NOT EXIST. PRIOR TO SITE PLANNING OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR DAMAGES TO ANY PUBLIC OR PRIVATE UTILITIES WHETHER SHOWN OR NOT SHOWN HEREON.
 7. ANY DISCREPANCY BETWEEN THE ELECTRONIC FILE AND THE SIGNED AND SEALED HARD COPY, THE HARD COPY WILL PREVAIL.
 8. FOR A COMPLETE LIST OF POINTS AND ELEVATIONS SEE ELECTRONIC FILE.
 9. SPOT ELEVATIONS ARE GROUND UNLESS NOTED.
 10. A RECORD OF SURVEY WILL BE FILED FOR THIS BOUNDARY SOLUTION.
 11. CONTOURS ARE APPROXIMATE IN AREAS OF HEAVY BRUSH.

- LEGEND
- FD STD. CITY OF SAUSALITO MONUMENT
 - SURVEY CONTROL POINT
 - DRAINAGE MANHOLE
 - SEWER MANHOLE
 - JOINT POLE
 - LIGHT
 - WM WATER METER
 - WV WATER VALVE
 - SS SEWER SERVICE
 - PA FIRE HYDRANT
 - SD POLE ANCHOR
 - AC STORM DRAIN
 - AC ACACIA
 - SIGN
 - EL ELECTRIC METER
 - CO CLEANOUT
 - x — FENCE
 - DF DRINKING FOUNTAIN
 - OUL OVERHEAD UTILITY LINE
 - WOOD PILING OR POLE
 - BENCH
 - FP FLAG POLE
 - TREE ROW
 - BUSH

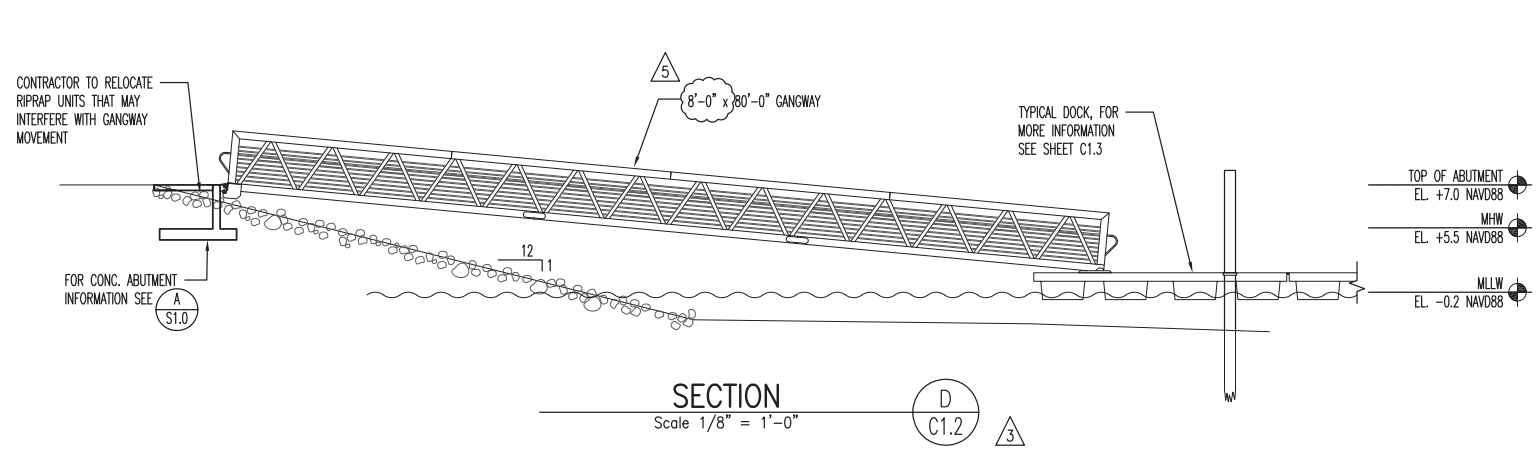
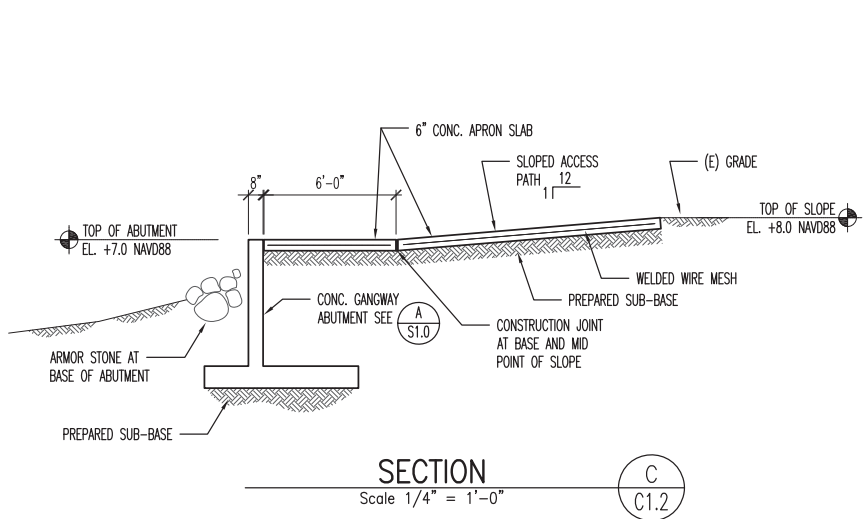
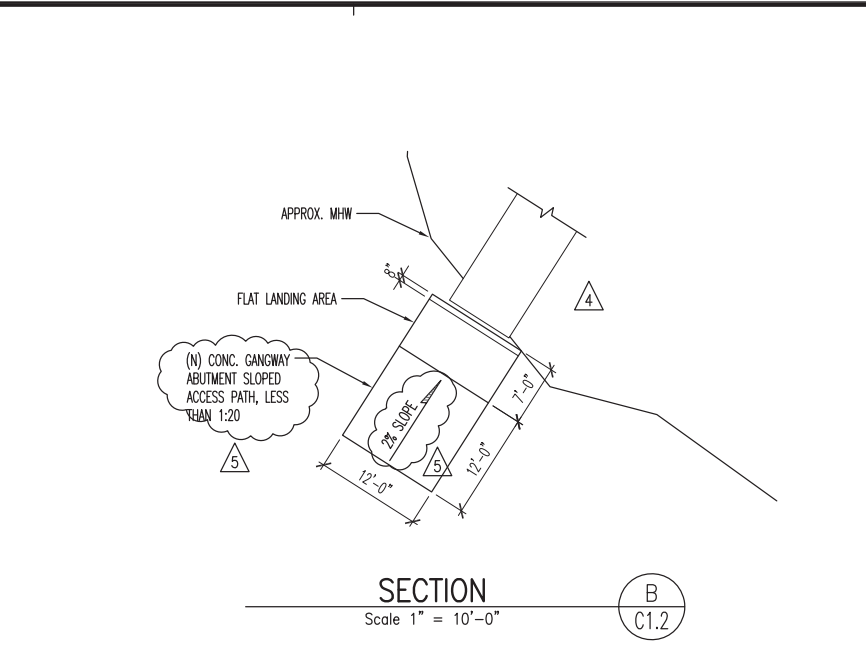
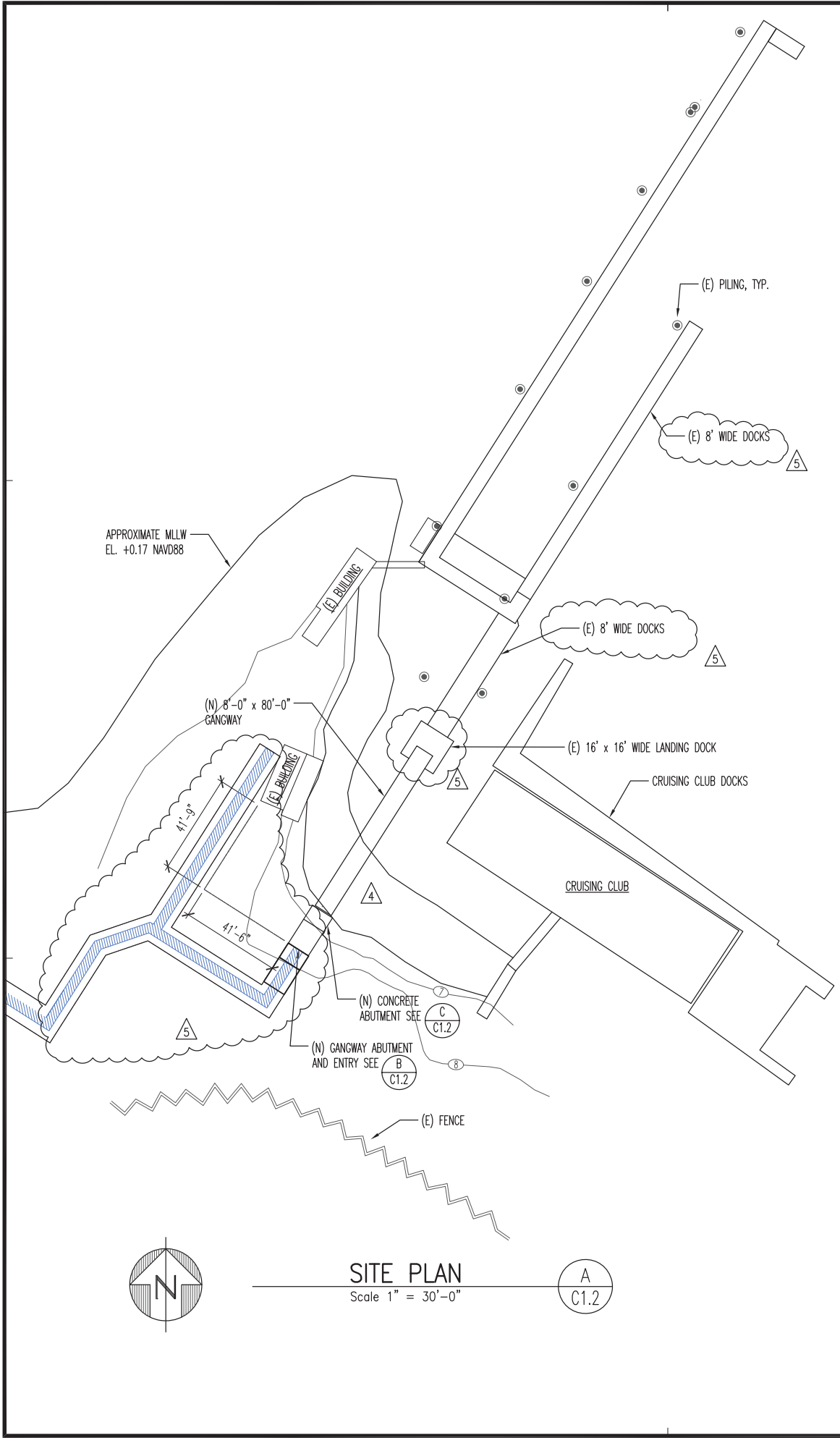


PREPARED BY:
LINDA A. CARRUTHERS
LINDA A. CARRUTHERS
PLS 7053



CITY OF SAUSALITO		PROJECT NO: 12-804A		DATE: SEPTEMBER 2012		FILE: DUNPHY PARK		SCALE 1"=40'		 LINDA A. CARRUTHERS & ASSOCIATES PROFESSIONAL LAND SURVEYORS 2015 BRIDGEWAY, STE. 301D, SAUSALITO, CA 94965 (415) 332-3912 www.lindacarruthers.com		BOUNDARY AND TOPOGRAPHIC SURVEY		DUNPHY PARK AND VICINITY		SHT. 1 OF 1	
ASSESSORS PARCEL NUMBERS 064-084-01 & 02 & 08 064-087-06 & 08 064-083-01																1	
		REVISIONS		7		6		5									
				4		3		2		12/09/13		ADD SEWER LOCATED BY CITY CREW					
				1		12/05/12		ADD CMP AT BEACH									
				NO.		DATE											

Attachment 2
B – Cass Gidley Accessibility Improvement Plan



- NOTES**
- SITE INFORMATION AND ELEVATIONS REFERENCED TO PLAN TITLED "BOUNDARY AND TOPOGRAPHIC SURVEY" BY LINDA A. CARRUTHERS & ASSOCIATES, DATED 12-9-13.
 - ELEVATIONS REFERENCED TO NAVD88 DATUM.
 - MEAN HIGH WATER AND MEAN LOWER LOW WATER ELEVATIONS SHOWN WERE CONVERTED TO NAVD88 DATUM BASED ON NOAA TIDAL STATION 9414806.

W.B. Clausen
Structural Engineers

1727 64TH Street
Emeryville, California 94608

Ph: 510.655.4144
Fx: 510.655.1133
www.clausenengineers.com

PROJECT NAME:

**Community Boating Center
Cass Gidley Marina
Accessibility Improvements**

300 NAPA STREET
SAUSALITO, CALIFORNIA

STAMP:

DATES ISSUED:	
DATE	DESCRIPTION

REVISIONS:		
NO.	DATE	DESCRIPTION
1	1/23/14	ABUTMENT/ACCESS REVISION
2	11/02/15	ABUTMENT REVISION
3	12/07/15	PLAN CHECK RESPONSE
4	2/04/16	PLAN CHECK RESPONSE
5	2/23/16	PLAN CHECK RESPONSE

DRAWING TITLE:

SITE PLAN AND SECTIONS

SCALE:

DRAWN: CHECKED: KCC

SHEET NO.:

C1.2

PROJECT NO.: 24709

CAD FILE: 24700/24709/24709 C1.2-C1.3 DATE MODIFIED: 3/02/16

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ATTACHMENT 3
DUNPHY PARK - PRELIMINARY QUANTITIES FOR JARPA
 July 12, 2017

		Total	Seaward of MHHWL
AREA			
Project Area		195,950 SF (4.49 AC)	-
Disturbed Area (Outside Project Limits)		0	-
Vegetated Area to be Disturbed		99,593 SF	-
Vegetated Area After Project Implementation		127,605 SF	-
Area of Fill in Water or Marsh		-	173 SF
Fill to be Removed		41,030 SF	-
Existing Impervious Surface		57,608 SF	-
Proposed Impervious Surface		4,592 SF	-
Overwater Structure		640 SF	520 SF
VOLUME			
Soil to be Excavated		2,950 CY	30 CY
Fill (Divided by Material to be Used for Fill)			
	Soil	2,950 CY	-
	Rock	2,431 CY	7 CY
	Concrete	45 CY	-
	Permeable Asphalt	530 CY	-
	Piping	380 CY	10 CY
	Permeable Paths	266 CY	-
	Beach Wall	66 CY	-
Soil Off-Haul		0 CY	0 CY
PARKING			
Before Project: 55		After Project: 70	
TREES (To be removed)			
Species	Quantity	Diameter	
Acacia	2	28ø-30ø	
Cupressus macrocarpa	16	10ø-20ø	
Eucalyptus	10	4ø-24ø	
Myoporum laetum	33	5ø-10ø	
Prunus serrulata	1	5ø	

Attachment 4



Biological Resources Assessment Dunphy Park Improvement Project Sausalito, Marin County March 2016

Prepared for:

City of Sausalito
420 Litho Street
Sausalito, CA 94965

Prepared by:

Prunuske Chatham, Inc.
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Report Attachments

- Figure 1: Location Map
- Figure 2: Reported Occurrences of Special-status Species
- California Department of Fish and Game, Natural Diversity Database – San Francisco North USGS Quadrangle
- U.S. Fish and Wildlife Service, IPaC Trust Resource Report

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1 Introduction

The City of Sausalito (City) purchased lands now known as Dunphy Park in 1970 and developed the park based on an interim development plan. The park has not changed substantially since the early 1970s. It currently has a lawn area, gazebo, sand volleyball court, two bocce ball courts, and a small beach area. In 2003, with a grant from the State Coastal Conservancy and Marin County, the City purchased lands immediately south of Dunphy Park along a former railroad right-of-way for the purposes of enhancement of public access to San Francisco Bay (Bay) and the preservation of open space. Since the purchase of the additional land, two of the three parcels have been fenced off and have not been incorporated into Dunphy Park. In 2002, improvements to Dunphy Park were proposed in a Conceptual Master Plan Proposal by April Phillips Design Works, working in conjunction with community members and City staff. The Planning Commission determined that the conceptual plan was consistent with the Sausalito General Plan; however, no additional progress was made with this planning effort.

In 2013, the Friends of Dunphy Park (Friends) community group worked with City staff and the local Audubon Society to develop a revised Schematic Master Plan. The planning work was spearheaded by Friends, and several public forums were held. The Schematic Master Plan outlines improvements to the under-utilized areas that were acquired in 2003 and improvements to the main park. Preferred locations for various physical improvements and activities were identified in the Schematic Master Plan.

In addition to the Schematic Master Plan effort, the City is working with the Sausalito Community Boating Center (Boating Center) at the Cass Gidley Marina to transform the former Cass Marina Boat Rental and Sailing School into a community boating center. Cass Marina is located immediately north of Dunphy Park, and the Sausalito Community Boating Center leases the property from the City. The Boating Center proposes to upgrade the marina by remodeling existing buildings, replacing and improving existing docks, and adding accessible walkways and facilities.

The City requested Prunuske Chatham, Inc. (PCI) complete a biological assessment of the proposed Schematic Master Plan and the Cass Gidley Marina improvement project to provide a better understanding of the potential biological resource constraints associated with the project. This report summarizes a reconnaissance biological survey, identifies potential biological resources of concern, and provides recommendations for next steps.

2 Field Survey Methodology

A field survey of the project site was completed on July 8, 2015, by PCI's Senior Biologist who is familiar with the region's flora and fauna. Conditions during the survey were

warm and overcast with a light breeze, 5 to 10 mph south wind. Cloud cover was 75%. The air temperature was 22° C at 10:45 a.m. The brief field assessment was intended to be a general inventory of habitats within the project area and species observed or potentially occurring within the site; it did not include focused surveys for special-status species. Observations were limited in scope due to the seasonal distribution and/or rarity of some species. The primary purposes of the assessment were to characterize biological communities within the project site to help determine existing habitat conditions, determine whether or not suitable habitat for special-status species is present, and determine potential biological constraints. The potential presence of and impacts on special-status species/habitats were determined based on existing habitat conditions and presence of unique habitat features, proximity of the site to reported occurrences, and geographic range of subject species.

Methods followed protocols established by the California Department of Fish & Wildlife (CDFW 2009) and local planning department guidelines for biological site evaluations. During the survey, an inventory of all plant and wildlife species observed was compiled. The survey was conducted with the aid of binoculars (Swarovski™ 10 x 42). Visual cues, calls, songs, and direct observations were used to identify wildlife species. The site was examined for presence of birds, mammals, amphibians, reptiles, fish, and invertebrates. No aquatic sampling was completed as part of the assessment. The survey consisted of evaluating the entire project impact area from land. The Dunphy Park Schematic Master Plan drawings and Cass Gidley Marina improvement proposed vicinity map were used as the basis for identifying project boundaries.

Figure 1, Location Map, shows the project site. Figure 2, Reported Occurrences of Special-status Species, shows the locations of known sightings of special-status plants and wildlife near the project site within the project area's region (CDFW 2016). Representative photographs taken during the field survey are also provided at the end of this report.

This biological assessment is specific to the project identified above; impacts beyond the project boundaries were not evaluated. The assessment does not include a comprehensive evaluation of potential biological impacts or an evaluation of the cumulative effects of the project within the context of the completed site work or potential future development within the area. Further analysis may be needed when engineering plans and construction specifications have been developed. This report represents PCI's best professional effort to identify all sensitive habitats, species, and resources of concern based on the proposed project.

3 Project Setting

The proposed project will take place at Dunphy Park in the City of Sausalito, Marin County. The park is located on 9 city-owned parcels directly off of Bridgeway at the south end of town. Bridgeway forms the frontage road along the western edge of the park. Richardson Bay is located directly to the east. The park is mapped on the San Francisco North USGS quadrangle, 37.514048° N and 122.2917.25° W, at 0 to 15 feet in elevation. The site is surrounded by commercial and residential development, open water habitat, and marinas.

4 Project Description

The proposed project is designed to encourage public use of the waterfront park by providing both active and passive recreational opportunities and the infrastructure to support the proposed use.

Specific improvements under consideration for Dunphy Park include the following actions:

- Construct a 68-space paved parking lot at the north end of the park to minimize parking along an abandoned railroad right-of-way.
- Install a new temporary ADA-sized restroom with an ADA compliant access path from the parking lot.
- Remove existing shrubs and trees in the park to develop a more visible park from Bridgeway Boulevard and create open views from the roadway to the waterfront. Replant with vegetation that can maintain the open views including trees and shrubs.
- Grade a portion of the park to create rolling grass with contoured berm topography.
- Construct defined park entrances with crosswalks on Bridgeway Boulevard and at the intersection of Bridgeway Boulevard and Napa Street.
- Construct an ADA-compliant pedestrian pathway in the park that is integrated with the overall shoreline path through Sausalito.
- Construct paved, graveled, or grassy picnic areas throughout the park and along the pedestrian pathway.
- Install a native plant demonstration area in the southern portion of the park.
- Improve the existing beach area.
- Provide limited access to the beach for non-motorized vessels while minimizing disruption of the eelgrass beds and wildlife preserve.
- Dredge and renovate Litho Street slough to create an island to improve wildlife habitat and increase wildlife use.
- Reorient the existing Sausalito Cruising Club (Cruising Club) from the current north/south orientation to an east/west orientation to improve aesthetics, maximize open space, and improve views from the park.

- Install a new floating dock on the eastern edge of the reoriented Cruising Club.

Specific improvements under consideration at Cass Gidley Marina are:

- Remove one existing boat dock.
- Construct a new concrete landing/abutment and accessible gangway and install a replacement floating dock.
- Reconstruct second existing dock.
- Remodel two existing buildings.
- Refurbish the existing marina entry, install a new temporary, ADA-sized porta-potty, and construct a new paved shoreline trail.

5 Existing Communities

The project area supports a number of biological communities, including shoreline, saltmarsh, tidal flats, and eelgrass beds. The project will also occur in terrestrial parkland areas and a parking lot. Man-made structures such as floating docks and structures, pilings, and docks are also present.

The following discussion includes a general summary of species typically associated with each community based on regional occurrence and field observations. Species composition information is not comprehensive; further field surveys would be needed to provide more detailed descriptions. Animal species' common names are used in the text because they are unequivocal. Plant species nomenclature follows Calflora (2016).

Shoreline

A narrow band of shoreline consisting of rocky and soft-bottomed substrate forms the transition zone between the tidal flats and adjacent uplands. The shoreline band is reinforced with riprap along much of its length, especially near Cass Marina and the Cruising Club. These areas support patches of saltmarsh (see below) and sea lettuce (*Ulva* sp.). Non-native plantings occur along the shoreline as well (see *Ornamental Plantings and Ruderal Areas* below). Shorelines are extensively used by birds, especially shorebirds, gulls, egrets, and herons. Along the water's edge, rocks provide habitat for fixed animals, such as barnacles, limpets, periwinkles. Purple shore crabs were observed among the rock riprap.

Saltmarsh

Native saltmarsh habitat occurs at several locations along the project shoreline. A large patch of saltmarsh is present near the Cruising Club and along the shoreline at Litho Street slough. These areas are dominated by cordgrass (*Spartina* sp.), salt grass (*Distichlis spicata*), and pickleweed (*Sarcocornia foliosa*). Saltmarsh habitat provides important habitat for a number of bayland wildlife species. These areas are used most frequently by birds for foraging habitat.

Tidal Flats and Eelgrass Beds

Tidal flats (mudflats) occur between the shoreline and deeper water habitats. They occur within the intertidal zone, which is subject to the daily tidal cycle of inundation and exposure. The substrate is typically sand or mud and is rich in dissolved nutrients and organic debris with scattered rocks. Algae are usually attached to rocks in the tidal zone. Sea lettuce and eelgrass (*Zostera marina*) appear to be the dominant species in the project area. A small elevated island occurs just offshore from the Cruising Club. It appears to be composed largely of rocky fill, but was only assessed from land with binoculars.

Tidal flats support a wide variety of fauna. Infauna¹ and epifauna are both diverse and abundant. These include species such as diatoms, worms, and shellfish, which are attractive to foraging birds at low tide. At higher tide, macroinvertebrates and fish are abundant and feed extensively on these species. Common bay fish include topsmelt, Pacific herring, shiner surfperch, Pacific tomcod, striped bass, starry flounder, and bay pipefish. Mudflats provide extensive foraging opportunities for shorebirds, egrets and herons, waterfowl, gulls, and diving birds. Mudflats support few mammals; however, harbor seals occasionally use the habitat for hauling out.

Deeper water habitats support eelgrass beds. Eelgrass is a vascular, perennial marine plant that grows in large colonies or beds in soft-bodied bays and estuaries. Eelgrass typically occurs in shallow waters from 0 to 6 feet below mean low tide (Jepson Interchange 2011). Eelgrass beds have been mapped in the open water along the Sausalito waterfront within the project area (see *Eelgrass Beds* below).

Eelgrass provides a number of ecologically important functions. Eelgrass stands undergo tremendous growth in spring and summer, and then foliage decays in fall and winter and regenerates the following spring, resulting in significant seasonal variation in its appearance. Eelgrass distribution can vary annually as a function of water quality, nutrient availability, and physical and chemical disturbances. Eelgrass' rapid growth enables stands to trap sediment, stabilize habitat, improve water clarity, and generate oxygen. Eelgrass also provides valuable habitat for a number of marine plant and animal species. It serves as a food source for many invertebrates, fish, and birds; provides a physical structure that supports epiphytic plants and animals; and serves as a nursery

¹ "Infauna" refers to animals that live burrowed in substrates. "Epifauna" refers to benthic fauna living on the substrate or on other organisms.

² The California Natural Diversity Data Base (CNDDDB) is a repository of information on sightings and collections of rare, threatened, or endangered plant and animal species within California. It is maintained by CDFW. CNDDDB reports occurrences of special-status species that have been entered into the database and does not generally include inventories of more common animals or plants. The absence of a species from the database does not necessarily mean that they do not occur in the area,

site for many commercially and recreationally important fish and shellfish. It is used by nearly all coastal salmonid species and a number of oceanic species that enter bays and estuaries to spawn and/or rear.

Pilings and Floating Docks

Pilings and floating docks are present within the project site, and the proposed project will require removal and replacement of these existing structures. While this habitat does not technically constitute a separate biological community, it is extremely complex and supports species seldom observed in other habitats. Species commonly found attached to solid surfaces include sea anemones, tube-dwelling worms, tunicates, barnacles, mussels, sea stars, sea cucumbers, sponges, hydroids, and seaweeds. Free-swimming species, such as jellyfish, fish, and shrimp, can also be observed within the water column in and around pilings. In some locations, sea lions haul out on old docks.

Ornamental Plantings and Ruderal Areas

Landscape plantings occur throughout Dunphy Park. Representative species include weeping willow (*Salix babylonica*), eucalyptus (*Eucalyptus* sp.), and Monterey cypress (*Hesperocyparis marocarpa*). Several native coast live oak (*Quercus agrifolia*) trees are also present. Non-native plantings of English ivy (*Hedera helix*), bottlebrush (*Callistemon citrinus*), and ice plant occur between the shoreline and the developed parking area near the Cruising Club. Ruderal areas dominated by non-native plant species are present in the undeveloped portions of the park. Along the eastern and southern shoreline, these areas are dominated by sweet fennel (*Foeniculum vulgare*), broom (*Genista* sp.), black mustard (*Brassica nigra*), and Harding grass (*Phalaris aquatica*). These areas provide limited habitat for wildlife and are typically dominated by species adapted to urban environments.

Vertebrate Wildlife Species Observed

Within the project area, vertebrate wildlife observations (direct and indirect: scat, tracks, burrows) included the following: double-crested cormorant, American crow, great blue heron, gull *sp.*, great egret, and non-native rock dove and house sparrow.

6 Special-status Species

6.1 Background Research

In addition to the field assessment, background literature and database searches were conducted to determine the potential occurrence of special-status species within the project site and habitat types and suitability surrounding the project area. The search focused on reported occurrences for the San Francisco North 7.5' USGS quadrangle where the project is located and surrounding quads within the watershed (e.g., Point Bonita and San Quentin). General references, including habitat maps and aerial photographs, were also consulted to evaluate the potential for unique biological

communities and special-status species. The review included, but was not limited to, the following sources:

- California Department of Fish and Wildlife Natural Diversity Database (CNDDDB)² (CDFW 2016);
- A Manual of California Vegetation; 2nd Edition (Sawyer et al. 2009);
- California Department of Fish and Wildlife Natural Communities List (CDFW 2010);
- CNPS Inventory of Rare and Endangered Vascular Plants of California on-line inventory (CNPS 2016);
- Sacramento U.S. Fish and Wildlife Service (USFWS) IPaC Trust Resource Report (USFWS 2016); and
- Field guides and general references for plants, birds, mammals, reptiles, amphibians, and invertebrates.
- California Eelgrass Mitigation Policy and Implementing Guidelines (NOAA Fisheries 2014)

6.2 Definition of Special-status Species

In California, special-status plants and animals include those species that are afforded legal protection under the federal and California Endangered Species Acts (ESA and CESA, respectively) and other regulations. Consideration of these species must be included during project evaluation in order to comply with CEQA, in consultation with state and federal resources agencies, and in the development of specific management guidelines for resource protection. Special-status species are defined as the following:

- Species listed or proposed for listing as threatened or endangered under the federal ESA;
- Species listed or proposed for listing as threatened or endangered under CESA;
- Species that are recognized as candidates for future listing by agencies with resource management responsibilities, such as U.S. Fish and Wildlife Service, NOAA's National Marine Fisheries Service, and California Department of Fish and Wildlife;
- Species defined by CDFW as California Species of Special Concern;
- Species classified as Fully Protected by CDFW;

² The California Natural Diversity Data Base (CNDDDB) is a repository of information on sightings and collections of rare, threatened, or endangered plant and animal species within California. It is maintained by CDFW. CNDDDB reports occurrences of special-status species that have been entered into the database and does not generally include inventories of more common animals or plants. The absence of a species from the database does not necessarily mean that they do not occur in the area, only that no sightings have been reported. In addition, sightings are subject to observer judgment and may not be entirely reliable as a result.

- Plant species, subspecies, and varieties defined as rare or threatened by the California Native Plant Protection Act (California Fish and Game Code Section 1900, et seq.);
- Plant species listed by the California Native Plant Society as List 1 and 2 and some List 3 plants under CEQA (CEQA Guidelines Section 15380); some list 4 plants based on CNPS guidelines; and
- Species that otherwise meet the definition of rare, threatened, or endangered pursuant to Section 15380 of the CEQA Guidelines.

6.3 Identified Special-status Species

The background literature review identified the potential presence of a number of special-status plant and animal species and species of local interest within the project area's region; see Figure 2 and attached CDFW CNDDDB list and USFWS IPaC report (CDFW 2016, CNPS 2016, USFWS 2016). Based on the suitability of habitat within the project site and surrounding areas and proximity of recorded sightings, these species were evaluated for potential occurrence within the area. Species with reported historic/current observations within close proximity to the site or with moderate to high potential for occurrence based on suitable habitat include the following with notable habitat associations; scientific names and listing status are provided in the attached lists:

Plants

There are several special-status plant species reported in the CNDDDB within a several mile radius around the site (CDFW 2016) and several federally listed species reported in the USFWS report (USFWS 2016). Plants reported within the project vicinity include:

- Franciscan thistle – Occurs in mesic, sometime serpentinite broadleaved upland forest, coastal bluff scrub, coastal prairie, and coastal scrub. A perennial herb, blooms March to July. Plants documented in riparian habitat 1.25 miles west of Dunphy Park. Suitable habitat is not present within the project site. Impacts are unlikely.
- Hairless popcornflower – Occurs in alkaline meadows and seeps and coastal salt marsh and swamps. An annual herb, blooms March to May. Plants documented within 2 miles north of Dunphy Park from a 1924 collection. Species is unlikely to occur within the project site. Hairless popcornflower is considered likely extirpated.
- Marin western flax – Occurs in serpentinite chaparral and valley and foothill grassland. An annual herb, blooms from April to July. Plants documented on the Tiburon Peninsula. Suitable habitat is not present within the project site. Impacts are unlikely.

- Oregon polemonium – Occurs in coastal prairie, coastal scrub, and lower montane coniferous forest. A perennial herb, blooms April to September. Site is contained within a documented occurrence for this species from an 1870 and 1871 collections. However, suitable habitat is not present within the project site. Impacts are unlikely.
- Point Reyes salty bird's-beak – Occurs in coastal salt marsh marshes and swamps. An annual, hemiparasitic herb, blooms June to October. Site is contained within a documented occurrence for this species from an 1886 collection. Additional nearby extant occurrences are known from Strawberry Peninsula in 2014 (Calflora 2016). This species is typically associated with pickleweed, saltgrass, and cordgrass. Suitable habitat may be present in the saltmarsh habitat. A follow-up survey is recommended.
- Tiburon buckwheat – Occurs in serpentinite, sandy to gravelly soils in chaparral, cismontane woodland, coastal prairie, and valley and foothill grassland. An annual herb, blooms May to September. Plants documented on the Tiburon Peninsula. Suitable habitat is not present within the project site. Impacts are unlikely.
- Tiburon paintbrush – Occurs in serpentinite valley and foothill grassland. A perennial, hemiparasitic herb, blooms April to June. Plants documented on the Tiburon Peninsula. Suitable habitat is not present within the project site. Impacts are unlikely.
- White-rayed pentachaeta – Occurs in cismontane woodland and valley and foothill grassland (often serpentinite). An annual herb, blooms March to May. Plants documented within 0.5 miles of Dunphy Park, population is assumed to be extirpated. Suitable habitat is not present within the project site. Impacts are unlikely.

No special-status plant species were observed during PCI's field survey. However, one species, Point Reyes salty bird's-beak, is known to occur in saltmarsh habitat and in association with those species present on the project site. A focused botanical survey of the project site should occur in June/July to verify presence. If present, protection measures should be in place to protect plant populations.

Animals

There are several special-status animal species reported in the CNDDDB within a several mile radius around the site in Richardson Bay (CDFW 2016) and additional federally listed species reported in the USFWS report (USFWS 2016). Not included in the table or further discussion are those species that do not occur in habitat types found within the project area and/or have no local occurrences and are unlikely to occur there (see below). Fish and wildlife species documented within close proximity to the site or reported in similar habitat types include:

Fish

- Chinook salmon – Chinook salmon are an anadromous fish species, meaning adults spend time in the ocean but migrate into freshwater rivers to spawn, after spending an average of three to four years in the ocean. Unlike steelhead, Chinook die after spawning. San Francisco Bay is within the range of three ESUs of Chinook salmon – Sacramento River winter run, Central Valley spring, and California Coastal. Both adult and juvenile Chinook salmon could occur within Richardson Bay. Precautionary measures should be in place to avoid impacts.
- Delta smelt – The Delta smelt is a small, slender-bodied fish that is approximately 3 inches in length. This species typically lives only one year, sometimes two. They are very susceptible to environmental conditions. Adults feed on small crustaceans. Delta smelt are endemic to the Sacramento-San Joaquin River Delta. It occupies freshwater-saltwater mixing zones of estuarine habitats and spawns in freshwater. Spawning occurs in late fall and early winter. Juvenile move downstream into brackish low-salinity habitats for rearing. Delta smelt have been documented in the Bay. They may occur seasonally in Richardson Bay. Precautionary measures should be in place to avoid impacts.
- Green sturgeon – Green sturgeon are an anadromous fish species, meaning adults spend time in the ocean but migrate into freshwater rivers to spawn. Green sturgeon are long-lived and among the most marine-oriented of the sturgeons of the family Acipenseridae. Green sturgeon reach maturity around 15 years of age and can live to be 70 years old. Unlike salmon, they may spawn several times during their long lives, returning to their natal rivers every 3 to 5 years. Fish that spawn in the Sacramento River belong to the federally threatened southern DPS (sDPS). During spawning runs, adult sDPS fish enter San Francisco Bay between mid-February and early May and migrate rapidly up the Sacramento River. Spawning occurs in cool sections of the upper Sacramento River with deep, turbulent flows, and clean hard substrate. In fall, these post spawn adults move back down the river and re-enter the ocean. After hatching, larvae and juveniles migrate downstream toward the Sacramento-San Joaquin Delta and estuary. After rearing in the delta and estuary for several years, they move out to the ocean. As adults, green sturgeon migrate seasonally along the West Coast, congregating in bays and estuaries in Washington, Oregon, and California during the summer and fall months. During winter and spring months they congregate off of northern Vancouver Island B.C. Canada. Sturgeon may occur within Richardson Bay throughout the year. Precautionary measures should be in place to avoid impacts.
- Longfin smelt – The longfin smelt is an anadromous fish species found in coastal bays, estuaries, and nearshore coastal habitats from San Francisco Bay north to the Oregon border. The largest population occurs in the San Francisco Estuary

and Sacramento-San Joaquin Delta. The longfin smelt has a relatively short lifespan. Most fish reach maturity at two years of age. This species occupies bay waters throughout summer and moves into lower reaches of rivers in fall to spawn. Spawning may occur throughout winter and spring; adults die after spawning. This species is known to occur in Richardson Bay. This species is likely to occur in Richardson Bay. Precautionary measures should be in place to avoid impacts.

- Pacific herring – The Pacific herring is a coastal schooling species. Fish can reach up to 18 inches in length. They are typically found in large schools. Young feed on crustaceans and adults eat primarily large crustaceans and small fish. Adults breed in estuaries in shallow areas along shorelines. Eggs are laid on kelp and eelgrass. They may live up to 19 years and return to summer feeding grounds after spawning. Juveniles may school in shallow bays for several years. Herring spawn throughout the San Francisco Bay typically from November through April. Richardson Bay is considered a critical spot for spawning within the Bay. Herring may occur year-round in Richardson Bay. Precautionary measures should be in place to avoid impacts.
- Steelhead – Steelhead are an anadromous fish species, meaning adults spend time in the ocean but migrate into freshwater rivers to spawn, after spending two to three years in the ocean. Spawning typically occurs in late winter and early spring. Unlike other salmon, steelhead can return to the ocean after spawning and return in subsequent years to spawn again. San Francisco Bay is within the range of two runs of steelhead – Central Valley and Central California Coast. The Central Valley DPS occurs in drainages of San Francisco, Central Valley, and San Pablo bays. The Central California Coast DPS occurs in drainages of San Francisco and San Pablo bays and central California Coast streams and rivers. Both adult and juvenile steelhead could occur within Richardson Bay. Precautionary measures should be in place to avoid impacts.

Birds

- California brown pelican – The California brown pelican is smallest member of the seven species of pelicans. It is characterized by its 12-inch long bill and throat patch. Pelicans are plunge divers, feeding primarily on fish. Pelicans forage in coastal salt water, along beaches, bays, marshes, and in the open ocean. Nesting occurs along the southern California coast from March through August in colonies. During the remainder of the year, pelicans can be found in northern California. Pelicans forage and roost within Richardson Bay and may be present within the project site, but nesting is unlikely.
- California clapper rail (Ridgway's rail) – The California clapper rail is one of the largest rails in North America. It is very secretive and occurs primarily in salt and brackish marshes with pickleweed and cordgrass. They forage for invertebrates including mussels, crabs, and clams. Breeding occurs from February through

August. Nests are constructed of twigs among low-growing plant roots. The Richardson Bay is known to support a small number of clapper rails. Rails have been detected north of Sausalito in Bothin Marsh Preserve, Mill Valley (McBroom 2013 and Olofson Environmental, Inc. 2012). There are no recently documented occurrences near Dunphy Park. The likelihood of occurrence within the project site is low; however, precautionary measures should be in place.

- California least tern – The California least tern is the smallest of North American terns. They feed in shallow estuaries and lagoons on small fish. Historically, they nested along the central and southern California coast and the Pacific Coast of Mexico. Currently, nesting colonies are limited to the San Francisco Bay, Sacramento River area, and coastal areas in southern California. The largest colony in San Francisco Bay is at Alameda Point at the former Naval Air Station with smaller colonies elsewhere in the Bay. Breeding occurs in loose colonies from April through September. Terns may forage within Richardson Bay, but there are no reported nesting colonies nearby. The likelihood of nesting within the project site is low; however, precautionary measures should be in place.
- Double-crested cormorant – Double-crested cormorant are large fish-eating seabirds. They occur in rivers, lakes, and coastal areas. Cormorants occur year-round in the San Francisco Bay. They are colonial breeders and established nesting territories are known to occur on the Richmond-San Rafael and Bay Bridges. They typically can be seen perched on tree limbs, docks, and rocks with wings spread for drying. Cormorants forage within Richardson Bay. The likelihood of nesting within the project site is low; however, precautionary measures should be in place.
- Western snowy plover – The western snowy plover is a small shorebird that occurs along the Pacific Coast. They forage for small invertebrates in beach sand, kelp, and low-growing dune vegetation. Snowy plovers nest primarily along coastal beaches. A small population nests in San Francisco Bay. They typically utilize dry pond bottoms, isolated islands, and levees, and salt ponds. Breeding occurs begins from early March to late April and can extend through late September. Nests are typically in flat, open areas with sparse vegetation or driftwood. Plovers may forage within Richardson Bay. The likelihood of nesting within the project site is low; however, precautionary measures should be in place.
- San Francisco common yellowthroat – This subspecies of common yellowthroat is endemic to the greater San Francisco Bay region in wetland and riparian habitats. This species is insectivorous and forages for insects and spiders. Breeding occurs from mid-March to late July. Open cup nests are constructed near the ground in grasses and herbaceous vegetation. Yellowthroats may occur within the project during both the breeding and non-breeding season. Precautionary measures should be in place to avoid impacts.

- San Pablo (Samuels) song sparrow – This subspecies of song sparrow occurs in tidal marshes throughout the San Pablo Bay, including Richardson Bay. This species occurs year-round throughout its range. They are primarily associated with high marsh habitats dominated by pickleweed. This species feeds primarily on terrestrial invertebrates. Breeding occurs from early March to July, nests are constructed low to the ground in gum plants (*Grindelia* spp.). Sparrows have been documented in tidal habitats along Richardson Bay. Song sparrows may occur within the project site during both the breeding and non-breeding season. Precautionary measures should be in place to avoid impacts.

Mammals

- Salt marsh harvest mouse – The salt marsh harvest mouse is one of the smallest rodents in North America. This species has a highly fragmented distribution around San Francisco Bay where it occupies salt and brackish marshes dominated by pickleweed. This species requires access to high ground to escape high tides and occurs frequently in adjacent grassland. This nocturnal species is active year-round. Its diet consists primarily of green vegetation, including pickleweed. This species is reported north of Dunphy Park at the Manzanita Salt Marsh from a 1938 collection. There are no recently reported sightings for this species in Richardson Bay, but the area has been identified as suitable habitat. The likelihood of occurrence is low. Impacts are unlikely.
- Southern sea otter – Southern sea otters, also known as California sea otters, are among the smallest of marine mammals and may live for 15-20 years in the wild. They feed on a variety of benthic (bottom-dwelling) invertebrates and sometimes use tools to break open their food. Sea otters occupy hard- and soft-sediment marine habitats from the littoral zone to depths of less than 330 feet, including protected bays and exposed outer coasts. Most individuals occur between shore and the 65-foot depth contour. Historically, the southern sea otters once ranged from Oregon, or possibly as far north as Prince William Sound in Alaska to mid-Baja California, Mexico. Their current range extends from San Mateo County to Santa Barbara County. Sea otters are occasionally sighted in San Francisco Bay; however, they no longer reside there. The likelihood of occurrence within the project site is low; however, precautionary measures should be in place.

Invertebrates

- Mission blue butterfly – The Mission Blue is a small butterfly with a wingspan of 1 to 1.5 inches. They occur in coastal chaparral and grassland habits. The adult flight season is later March to early July. Eggs are laid on lupine plants. Larvae feed on the lupine plants before pupating at the base of the plant. Species is known from Twin Peak in San Francisco, Marin Headlands, and San Bruno Mountains. This species is documented at Fort Baker, just north of the Golden Gate Bridge, and over 1-mile from Dunphy Park. This occurrence represents the

northern most limits of the population. The Fort Baker population was not detected in 1984 and 1985 during last survey. Suitable habitat/host plants are not present at Dunphy Park. Impacts are unlikely.

- Monarch butterfly – The monarch butterfly is a milkweed butterfly with a wingspan of 3.5 to 4 inches. This species is characterized by is easily recognizable black, orange, and white pattern. Eggs are laid on milkweed plants. This migratory species ranges from southern Canada through northern South American. Individuals can travel hundreds to thousands of miles. They cannot survive freezing temperatures and winter in Mexico and central and southern California. Populations of monarch butterfly are found in the San Francisco Bay region especially during the winter months. This western population typically breeds in areas west of the Rockies. Suitable host plants are not present at Dunphy Park. Butterflies may roost in the trees at Dunphy Park, precautionary measures should be in place to avoid impacts.

Additional migratory birds are also reported and some may occur within the project site on a regular basis or on occasion [i.e., Allen’s hummingbird, marbled godwit, Nuttall’s woodpecker, western grebe]. These species are not described further in this report, but should be protected in accordance with the protected bird species recommendations below. In addition, not included for further discussion are Callippe silverspot butterfly (larval host violet; *Viola pedunculata*), San Bruno elfin butterfly (larval host stonecrop; *Sedum spathulifolium*), Bay checkerspot butterfly (larval host dwarf plantain; *Plantago erecta* and owl’s clover; *Castilleja* spp.). Suitable larval host plants are not present within Dunphy Park and current populations are not known for Marin County.

7 Additional Protected Species/Habitats

7.1 Protected Bird Species

Nesting native bird species are protected under both federal and state regulations. Under the federal Migratory Bird Treaty Act (MBTA), it is unlawful to take, kill, and/or possess migratory birds at any time or in any manner, unless the appropriate permits are obtained. Protections extend to active nests, eggs, and young birds still in the nest. Birds and their nests are also protected under the California Fish and Wildlife Code (§3503 and §3503.5), and federal Bald and Golden Eagle Protection Acts.

Most bird species, with a few specific exceptions, are protected under the MBTA and California Fish and Game Code. Vegetation removal and/or construction activities in areas with suitable nesting habitat during the breeding period, typically mid-March to mid-August in this region (RHJV 2004), could result in nest abandonment or loss of native nesting birds unless appropriate actions are taken (e.g., preconstruction surveys, avoidance, monitoring, etc.).

7.2 Marine Mammal Protection Act

The Marine Mammal Protection Act of 1972 (MMPA) was enacted to protect all marine-dwelling mammals. The law protects whales, dolphins, seals, walruses, sea lions, sea otters, polar bears, dugongs, and manatees. The MMPA prohibits the take (i.e., hunting, killing, capture, and/or harassment) of marine mammals; provides for a moratorium on the import, export, and sale of marine mammal parts and products; and regulates scientific research and public display of captive animals. NOAA's National Marine Fisheries Service is the primary government agency responsible for enforcing the MMPA and for managing and conserving cetaceans (whales and dolphins) and pinnipeds other than the walrus. Pacific harbor seal, harbor porpoise, and California sea lion are known to occur in San Francisco Bay and may forage within Richardson Bay.

7.3 Jurisdictional Waters

Jurisdictional tidal waters are regulated by several resource agencies. Tidelands are regulated by the Corps under the provisions of Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act of 1899. Any disposal of dredged or fill material and structures, as well as work in waters, require a permit from the Corps. Under Section 401 of the federal Clean Water Act, the Corps is required to meet state water quality regulations prior to granting a Section 404 permit. This is accomplished by application to the local Regional Water Quality Control Board for Section 401 certification that requirements have been met. Placement of structures in tidal waters may also be subject to the local city or county regulations.

7.4 Essential Fish Habitat and Managed Species

7.4.1 Essential Fish Habitat Background

The Magnuson-Stevens Fishery Conservation and Management Act (MSA), as amended in 1996, established procedures to identify, conserve, and enhance Essential Fish Habitat (EFH) for federally managed species covered under Fishery Management Plans (FMP). EFH is defined as "those waters or substrate necessary to fish for spawning, breeding, feeding, or growth to maturity" (MSA Section 3 (16 U.S.C. 1802(10))). In California, these include Pacific groundfish (various rockfish, flatfishes, sharks, skates, etc.), coastal pelagic species (northern anchovy, Pacific herring, Pacific sardine, Pacific mackerel, jack mackerel, and market squid), and Pacific salmon (Chinook, coho salmon, steelhead). Impacts on EFH can result from the reduction in the quality and quantity of habitat, direct effects (e.g., contamination or physical disruption), indirect (e.g., loss of prey or reduction in species fecundity), and site-specific or habitat-wide impacts. Compliance with the MSA is accomplished through consultation with NOAA Fisheries. Within Richardson Bay, several species covered under the Pacific groundfish, coastal pelagic, and Pacific salmon FMP are present (Council 1997, 2011a, 2011b).

A programmatic consultation for Essential Fish Habitat has been completed by NOAA Fisheries and U.S. Army Corps of Engineers for overwater structures in the San Francisco Bay area (NOAA Fisheries 2011), excluding dredging or fill activities (e.g., boat ramps) other than pilings to support overwater structures. NOAA Fisheries also completed a programmatic Essential Fish Habitat Assessment for the placement of dredged material in the San Francisco Bay Region (Corps 2009). These documents should serve as the basis for completing any EFH mitigation and monitoring requirements associated with this project.

7.4.2 Managed Fish Species with San Francisco Bay

A number of fish species inhabit the San Francisco Bay, including Richardson Bay, year-round or for part of their life cycle (e.g., rearing, spawning). Richardson Bay is particularly important for Pacific herring spawning habitat. Herring, a valuable commercial fish, spawn in the shallow waters and eelgrass beds of Richardson Bay from November through April. The herring and herring eggs are also very important sources of food for birds that inhabit Richardson Bay during winter. Because of their abundance and importance as a food source, herring may be the most important fish in Richardson Bay.

Anadromous fish, including salmon, steelhead, and sturgeon migrate through the Bay upstream to the drainages of the San Francisco Bay, San Pablo Bay, and other drainages to fresh water to spawn. These fishes, particularly the young, also venture into the shallower waters of Richardson Bay to rest and feed. Pelagic fish seasonally present include northern anchovy, Pacific sardine, Pacific mackerel, and market squid. These fish are an important food source for larger fish, marine mammals, and birds. San Francisco Bay also supports up to 76 different species of groundfish (e.g., sole, flounder, rockfish, skates, sharks, etc.; Corps 2009).

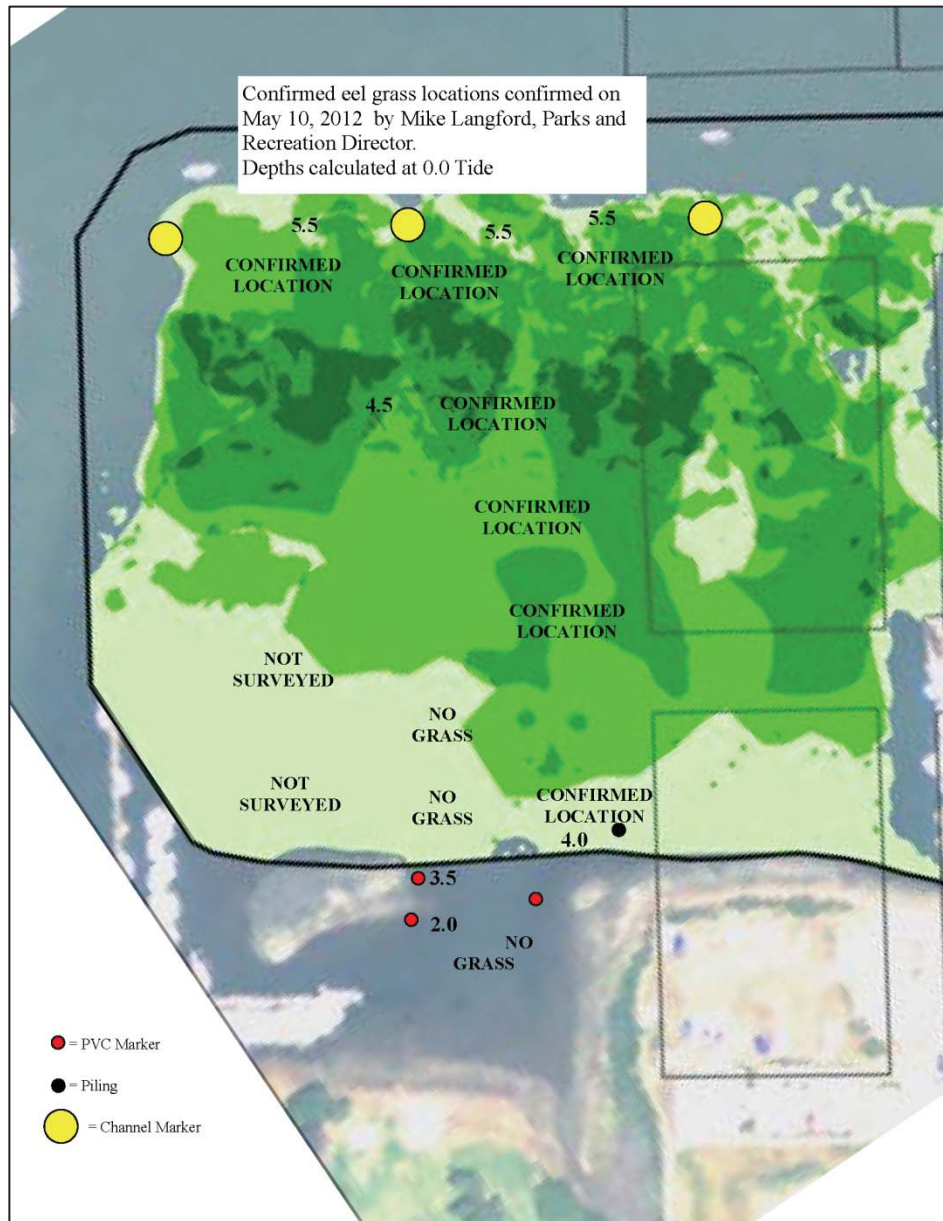
7.4.3 Eelgrass Beds

Eelgrass beds are among the most productive aquatic ecosystems known. Eelgrass is a vascular, perennial marine plant that grows in large colonies or beds in soft-bodied bays and estuaries. Eelgrass typically occurs in shallow waters from 0 to 6 feet below mean low tide (Jepson Interchange 2011). Eelgrass beds form complex, important and highly productive habitats. Eelgrass beds trap suspended materials and take up nutrients and other dissolved substances, help to stabilize sediment and prevent erosion, increase clarity and quality of estuarine waters, produce organic matter and export detritus. Eelgrass beds provide direct and indirect food sources for several marine food chains and a diverse habitat for several marine species.

Eelgrass beds are recognized by both federal and state agencies as being sensitive and highly valuable habitat for a suite of species. They are identified as EFH for Pacific salmon, coastal pelagic and Pacific groundfish managed under the MSA. Eelgrass beds

are listed as a Habitat Area of Particular Concern (HAPC) because they are susceptible to human-induced degradation, especially ecologically important, and/or located in an environmentally stressed area. It is NOAA Fisheries policy to recommend no net loss of eelgrass habitat function in Californian (NOAA Fisheries 2014). The policy establishes protocols for mitigating adverse impacts on eelgrass, provides guidelines for mapping beds, and establishes criteria for mitigation planting, monitoring, and evaluation. The programmatic consultation for Essential Fish Habitat (NOAA Fisheries 2011), noted above, also provides additional information specific to eelgrass. These documents should serve as the basis for completing any eelgrass mitigation and monitoring requirements associated with this project.

Richardson Bay supports extensive beds of eelgrass. A comprehensive eelgrass bed survey of the baylands within and adjacent to the site were not completed as part of this assessment. However, Merkel & Associates, Inc. performed an assessment of the eelgrass resources within in open water along the Sausalito waterfront in 2008, including the Dunphy Park and Cass Gridley Marina area (Merkel & Associates, Inc. 2008). The City of Sausalito surveyed the area again in May 2012 to confirm the eelgrass locations (Langford 2012). Eelgrass was observed in the open water immediately northeast of Dunphy Park and Cass Gridley Marina and within the Richardson Bay Navigation Channel (see map below). This area is a large bed of eelgrass, though it does not extend to the shoreline adjacent to Dunphy Park, to the open water in the Cass Gridley Marina, or to the Litho Street slough. The eelgrass bed is located in an area of future non-motorized water vessel access.



Eelgrass locations in May 2012 adjacent to Dunphy Park (Source: Langford 2012)

8 Conclusions

The City of Sausalito is planning to improve the existing conditions at Dunphy Park and Cass Gidley Marina. In the Dunphy Park area, the City will provide improved access and amenities at the park, improved beach access for recreational users, and limited access to the beach for non-motorized vessels. The City is also planning to reorient the existing, in-bay Cruising Club and to install a new floating dock around the perimeter of the reoriented structure to improve aesthetics in the area. The City intends to dredge and renovate the Litho Street slough to create an island and improve wildlife habitat and increase wildlife use. Existing boat docks will be removed at the Cass Gidley Marina and replaced with ADA accessible gangways and docks, and existing buildings will be remodeled for the marina's use. Work will occur in developed area of Dunphy Park and Cass Gidley Marina, Litho Street slough, and on existing developed area of Richardson Bay.

The field survey and this report are considered a preliminary assessment of potential biological resource issues and are meant to guide the City in the planning process and recommendations for further analysis. Since the project is in the initial planning stages and engineered plans and construction specifications have not been developed, additional analysis may be required to determine the full extent of impacts.

Portions of the project will be constructed in existing developed areas of Dunphy Park and the Cass Gridley Marina; however, portions of the project will be constructed in environmentally sensitive areas. The following sensitive biological resources are present:

- The project site supports shoreline, saltmarsh, tidal flats, eelgrass beds, and wetland/upland transition zone habitats. These tidal water and wetland habitats are considered sensitive resources and regulated by a number of resource agencies. Eelgrass beds are known to be present within the park plan boundary.
- The project site has potential to support one special-status plant species, Point Reyes salty bird's-beak.
- The project site provides habitat or potential habitat for a number of bird species including both common and special-status species protected under the Migratory Bird Treaty Act and California Fish and Game Code and other regulations.
- Richardson Bay is known to support species protected under the Marine Mammal Protection Act, Fishery Management Plans, and identified Essential Fish Habitat.

The following includes a list of recommendations for further study and development of conservation measures for the proposed project:

1. Current eelgrass mitigation and survey protocols will need to be implemented for all bayland components of the project. Updated surveys will need to be completed, and the project will need to include design to mitigate for impacts on eelgrass beds (NOAA Fisheries 2011 and 2014). An Essential Fish Habitat Assessment and EFH Avoidance, Mitigation, and Monitoring Requirements report will need to be prepared for the project.
2. A follow-up botanical survey (June/July) should be performed determine the presence of special-status bird's-beak and to develop a comprehensive plant list of the saltmarsh habitat to inform the restoration effort. If present, alternatives should be considered during CEQA review to avoid impacts on individual plants. Habitat enhancement design elements should follow the guidelines in *Shoreline Plants: A Landscape Guide for the San Francisco Bay* (BCDC 2007).
3. Construction-specific species protection measures should be developed, as required, in accordance with Fishery Management Plans and Marine Mammal Protection Act, to protect terrestrial and marine environments and species (see #1 above). This would include, but not limited to, developing an appropriate work schedule to avoid key spawning/nesting periods, development of parameters for working within tidal waters and wetland habitats and under aquatic conditions, and details on the necessary preconstruction surveys, worker education trainings, biological oversight by a qualified biologist, and habitat enhancement and restoration guidelines.
4. Development of the project may require completion of more detailed background studies, consultation, and/or mitigation as determined by the resource agencies.

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Project Photographs



Above: Existing park adjacent to parking lot at Dunphy Park.
Below: Volley ball court and parking lot.





Above: Bocce ball court, looking northeast.
Below: Cruising Club and shoreline.





Above: Saltmarsh habitat along shoreline adjacent to Cruising Club.
Below: Shoreline looking east.





Above: Small island of saltmarsh habitat at Litho Street slough.
Below: Shoreline along undeveloped parcels.





Above: Trail through undeveloped parcel and dense thicket of fennel.
Below: View of Cruising Club, island, and Richardson Bay.





Above: View of island and Richardson Bay.
Below: View of docks at Cass Marina.





Above: Cass Marina structures and shoreline.

Below: View of Cass Marina docks, island, and Richardson Bay.



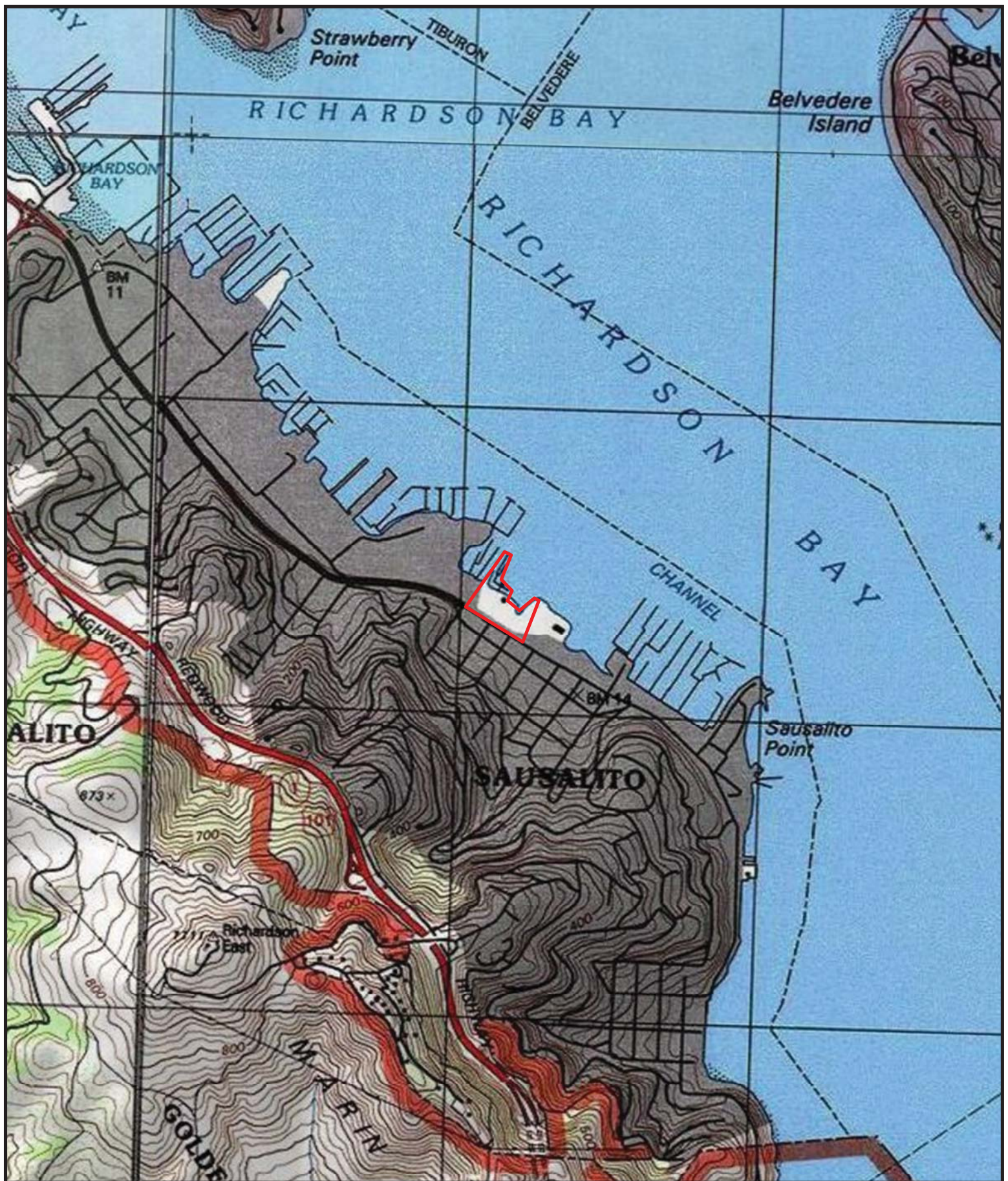


Figure 1. Location Map
Dunphy Park Improvements
Biological Resources Assessment
March 2016

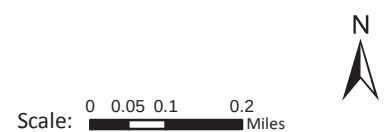




Figure 2. Reported Occurrences of Special-status Species
Dunphy Park Improvements
Biological Resources Assessment
March 2016

Scale: 0 0.25 0.5 1 Miles





Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database



Query Criteria: Quad is (San Francisco North (3712274))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
adobe sanicle <i>Sanicula maritima</i>	PDAP11Z0D0	None	Rare	G2	S2	1B.1
alkali milk-vetch <i>Astragalus tener</i> var. <i>tener</i>	PDFAB0F8R1	None	None	G2T2	S2	1B.2
American badger <i>Taxidea taxus</i>	AMAJF04010	None	None	G5	S3	SSC
Angel Island mole <i>Scapanus latimanus insularis</i>	AMABB02032	None	None	G5T1	S1	
bank swallow <i>Riparia riparia</i>	ABPAU08010	None	Threatened	G5	S2	
Bay checkerspot butterfly <i>Euphydryas editha bayensis</i>	IILEPK4055	Threatened	None	G5T1	S1	
beach layia <i>Layia carnosa</i>	PDAST5N010	Endangered	Endangered	G2	S2	1B.1
blue coast gilia <i>Gilia capitata</i> ssp. <i>chamissonis</i>	PDPLM040B3	None	None	G5T2	S2	1B.1
bristly sedge <i>Carex comosa</i>	PMCYP032Y0	None	None	G5	S2	2B.1
bumblebee scarab beetle <i>Lichnanthe ursina</i>	IICOL67020	None	None	G2	S2	
California black rail <i>Laterallus jamaicensis coturniculus</i>	ABNME03041	None	Threatened	G3G4T1	S1	FP
California red-legged frog <i>Rana draytonii</i>	AAABH01022	Threatened	None	G2G3	S2S3	SSC
callippe silverspot butterfly <i>Speyeria callippe callippe</i>	IILEPJ6091	Endangered	None	G5T1	S1	
Choris' popcornflower <i>Plagiobothrys chorisianus</i> var. <i>chorisianus</i>	PDBOR0V061	None	None	G3T2Q	S2	1B.2
coastal triquetrella <i>Triquetrella californica</i>	NBMUS7S010	None	None	G2	S2	1B.2
congested-headed hayfield tarplant <i>Hemizonia congesta</i> ssp. <i>congesta</i>	PDAST4R065	None	None	G5T1T2	S1S2	1B.2
dark-eyed gilia <i>Gilia millefoliata</i>	PDPLM04130	None	None	G2	S2	1B.2
double-crested cormorant <i>Phalacrocorax auritus</i>	ABNFD01020	None	None	G5	S4	WL
fragrant fritillary <i>Fritillaria liliacea</i>	PMLIL0V0C0	None	None	G2	S2	1B.2
Franciscan manzanita <i>Arctostaphylos franciscana</i>	PDERI040J3	Endangered	None	G1	S1	1B.1



Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Franciscan thistle <i>Cirsium andrewsii</i>	PDAST2E050	None	None	G3	S3	1B.2
hairless popcornflower <i>Plagiobothrys glaber</i>	PDBOR0V0B0	None	None	GH	SH	1A
hoary bat <i>Lasiurus cinereus</i>	AMACC05030	None	None	G5	S4	
Kellogg's horkelia <i>Horkelia cuneata</i> var. <i>sericea</i>	PDROS0W043	None	None	G4T2	S2?	1B.1
longfin smelt <i>Spirinchus thaleichthys</i>	AFCHB03010	Candidate	Threatened	G5	S1	SSC
Marin hesperian <i>Vespericola marinensis</i>	IMGASA4140	None	None	G2	S2	
Marin western flax <i>Hesperolinon congestum</i>	PDLIN01060	Threatened	Threatened	G2	S2	1B.1
marsh microseris <i>Microseris paludosa</i>	PDAST6E0D0	None	None	G2	S2	1B.2
marsh sandwort <i>Arenaria paludicola</i>	PDCAR040L0	Endangered	Endangered	G1	S1	1B.1
Mission blue butterfly <i>Plebejus icarioides missionensis</i>	IILEPG801A	Endangered	None	G5T1	S1	
monarch - California overwintering population <i>Danaus plexippus</i> pop. 1	IILEPP2012	None	None	G4T2T3	S2S3	
Oregon polemonium <i>Polemonium carneum</i>	PDPLM0E050	None	None	G3G4	S2	2B.2
Point Reyes jumping mouse <i>Zapus trinotatus orarius</i>	AMAFH01031	None	None	G5T1T3Q	S1S3	SSC
Point Reyes salty bird's-beak <i>Chloropyron maritimum</i> ssp. <i>palustre</i>	PDSCR0J0C3	None	None	G4?T2	S2	1B.2
Presidio clarkia <i>Clarkia franciscana</i>	PDONA050H0	Endangered	Endangered	G1	S1	1B.1
Presidio manzanita <i>Arctostaphylos montana</i> ssp. <i>ravenii</i>	PDERI040J2	Endangered	Endangered	G3T1	S1	1B.1
rose leptosiphon <i>Leptosiphon rosaceus</i>	PDPLM09180	None	None	G1	S1	1B.1
round-headed Chinese-houses <i>Collinsia corymbosa</i>	PDSCR0H060	None	None	G1	S1	1B.2
San Francisco Bay Area leaf-cutter bee <i>Trachusa gummiifera</i>	IIHYM80010	None	None	G1	S1	
San Francisco Bay spineflower <i>Chorizanthe cuspidata</i> var. <i>cuspidata</i>	PDPGN04081	None	None	G2T1	S1	1B.2
San Francisco campion <i>Silene verecunda</i> ssp. <i>verecunda</i>	PDCAR0U213	None	None	G5T2	S2	1B.2



Selected Elements by Common Name
California Department of Fish and Wildlife
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
San Francisco collinsia <i>Collinsia multicolor</i>	PDSCR0H0B0	None	None	G2	S2	1B.2
San Francisco gumplant <i>Grindelia hirsutula</i> var. <i>maritima</i>	PDAST470D3	None	None	G5T1Q	S1	3.2
San Francisco lessingia <i>Lessingia germanorum</i>	PDAST5S010	Endangered	Endangered	G1	S1	1B.1
San Francisco owl's-clover <i>Triphysaria floribunda</i>	PDSCR2T010	None	None	G2	S2	1B.2
San Francisco popcornflower <i>Plagiobothrys diffusus</i>	PDBOR0V080	None	Endangered	G1Q	S1	1B.1
San Pablo song sparrow <i>Melospiza melodia samuelis</i>	ABPBXA301W	None	None	G5T2?	S2?	SSC
sandy beach tiger beetle <i>Cicindela hirticollis gravida</i>	IICOL02101	None	None	G5T2	S1	
Santa Cruz microseris <i>Stebbinsoseris decipiens</i>	PDAST6E050	None	None	G2	S2	1B.2
southern sea otter <i>Enhydra lutris nereis</i>	AMAJF09012	Threatened	None	G4T2	S2	FP
Townsend's big-eared bat <i>Corynorhinus townsendii</i>	AMACC08010	None	Candidate Threatened	G3G4	S2	SSC
water star-grass <i>Heteranthera dubia</i>	PMPON03010	None	None	G5	S1	2B.2
western pond turtle <i>Emys marmorata</i>	ARAAD02030	None	None	G3G4	S3	SSC
western red bat <i>Lasiurus blossevillii</i>	AMACC05060	None	None	G5	S3	SSC
white-rayed pentachaeta <i>Pentachaeta bellidiflora</i>	PDAST6X030	Endangered	Endangered	G1	S1	1B.1

Record Count: 55

Dunphy Park, Sausalito

IPaC Trust Resources Report

Generated March 16, 2016 02:02 PM MDT, IPaC v3.0.0

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.

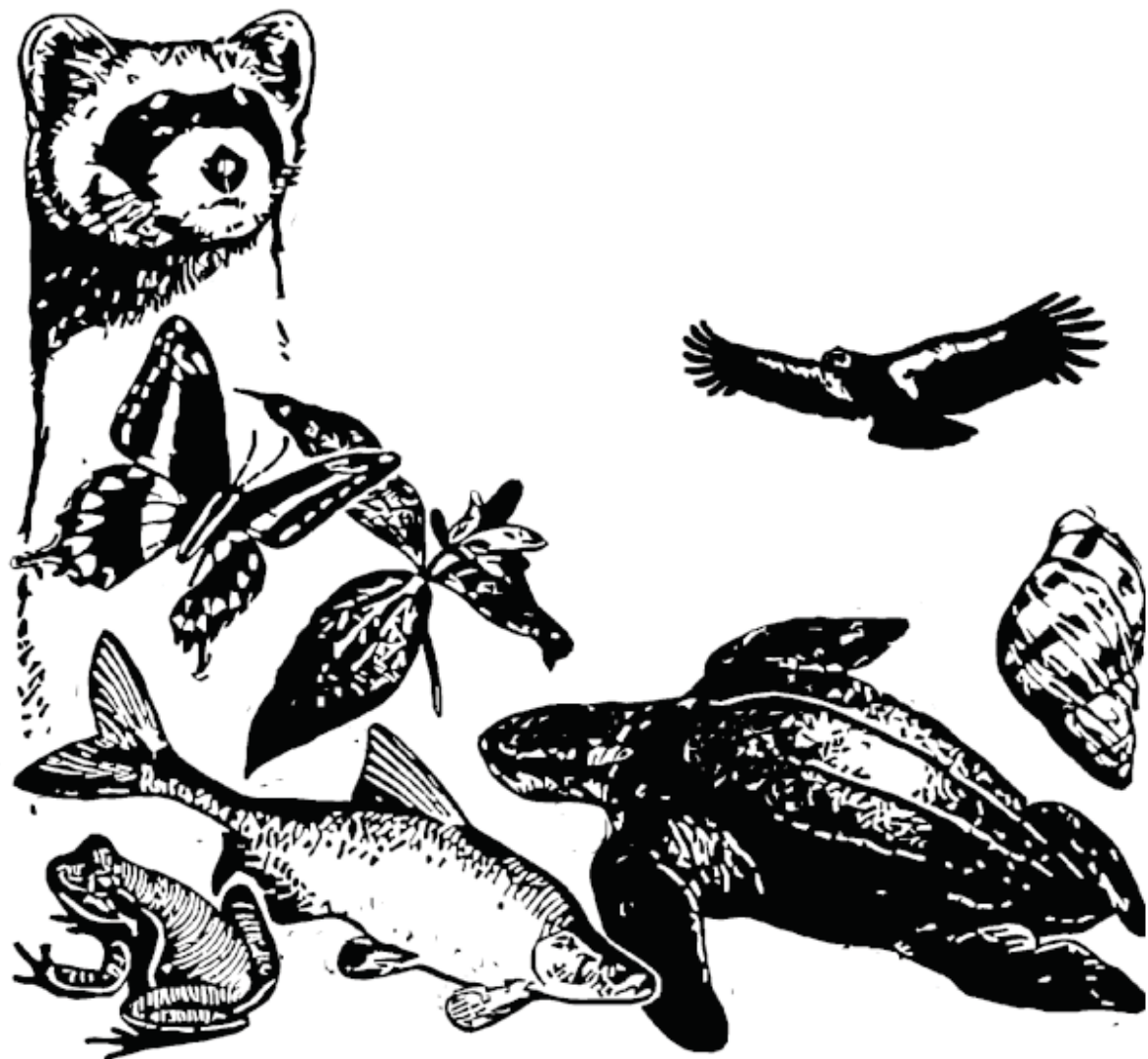


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U.S. Fish & Wildlife Service

IPaC Trust Resources Report



NAME

Dunphy Park, Sausalito

LOCATION

Marin County, California

IPAC LINK

<http://ecos.fws.gov/ipac/project/QUPDL-VZE5R-DTRCR-MM4QD-34YZWA>



U.S. Fish & Wildlife Service Contact Information

Trust resources in this location are managed by:

San Francisco Bay-delta Fish And Wildlife

650 Capitol Mall

Suite 8-300

Sacramento, CA 95814

(916) 930-5603

Sacramento Fish And Wildlife Office

Federal Building

2800 Cottage Way, Room W-2605

Sacramento, CA 95825-1846

(916) 414-6600

Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the [Endangered Species Program](#) of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

[Section 7](#) of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Amphibians

California Red-legged Frog *Rana draytonii*

Threatened

MANAGED BY
Sacramento Fish And Wildlife Office
San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT
There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=D02D

Birds

California Clapper Rail *Rallus longirostris obsoletus* Endangered

MANAGED BY

San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B04A

California Least Tern *Sterna antillarum browni* Endangered

MANAGED BY

Sacramento Fish And Wildlife Office

San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B03X

Short-tailed Albatross *Phoebastria (=Diomedea) albatrus* Endangered

MANAGED BY

Sacramento Fish And Wildlife Office

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B00Y

Western Snowy Plover *Charadrius alexandrinus nivosus* Threatened

MANAGED BY

Sacramento Fish And Wildlife Office

San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B07C

Fishes

Delta Smelt <i>Hypomesus transpacificus</i>	Threatened
MANAGED BY Sacramento Fish And Wildlife Office San Francisco Bay-delta Fish And Wildlife	
CRITICAL HABITAT There is final critical habitat designated for this species. https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=E070	
Steelhead <i>Oncorhynchus</i> (=Salmo) <i>mykiss</i>	Threatened
MANAGED BY Sacramento Fish And Wildlife Office San Francisco Bay-delta Fish And Wildlife	
CRITICAL HABITAT There is final critical habitat designated for this species. https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=E08D	
Tidewater Goby <i>Eucyclogobius newberryi</i>	Endangered
MANAGED BY Sacramento Fish And Wildlife Office	
CRITICAL HABITAT There is final critical habitat designated for this species. https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=E071	

Flowering Plants

Franciscan Manzanita *Arctostaphylos franciscana* Endangered

MANAGED BY

Sacramento Fish And Wildlife Office
San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=Q25C

Marin Dwarf-flax *Hesperolinon congestum* Threatened

MANAGED BY

Sacramento Fish And Wildlife Office

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=Q1X6

Marsh Sandwort *Arenaria paludicola* Endangered

MANAGED BY

Sacramento Fish And Wildlife Office
San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=Q25H

Presidio Clarkia *Clarkia franciscana* Endangered

MANAGED BY

Sacramento Fish And Wildlife Office
San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=Q1UI

Presidio Manzanita *Arctostaphylos hookeri* var. *ravenii* Endangered

MANAGED BY

Sacramento Fish And Wildlife Office
San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=Q1T0

San Francisco Lessingia <i>Lessingia germanorum</i> (=L.g. var. <i>germanorum</i>)	Endangered
MANAGED BY Sacramento Fish And Wildlife Office San Francisco Bay-delta Fish And Wildlife	
CRITICAL HABITAT No critical habitat has been designated for this species. https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=Q3AI	
Sonoma Sunshine <i>Blennosperma bakeri</i>	Endangered
MANAGED BY San Francisco Bay-delta Fish And Wildlife	
CRITICAL HABITAT No critical habitat has been designated for this species. https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=Q1TO	
White-rayed Pentachaeta <i>Pentachaeta bellidiflora</i>	Endangered
MANAGED BY Sacramento Fish And Wildlife Office	
CRITICAL HABITAT No critical habitat has been designated for this species. https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=Q2F3	

Insects

Bay Checkerspot Butterfly *Euphydryas editha bayensis* Threatened

MANAGED BY

Sacramento Fish And Wildlife Office
San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

There is **final** critical habitat designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=I021

Callippe Silverspot Butterfly *Speyeria callippe callippe* Endangered

MANAGED BY

Sacramento Fish And Wildlife Office
San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=I019

Mission Blue Butterfly *Icaricia icarioides missionensis* Endangered

MANAGED BY

Sacramento Fish And Wildlife Office
San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=I00J

San Bruno Elfin Butterfly *Callophrys mossii bayensis* Endangered

MANAGED BY

Sacramento Fish And Wildlife Office
San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=I00Q

Mammals

Salt Marsh Harvest Mouse *Reithrodontomys raviventris*

Endangered

MANAGED BY

Sacramento Fish And Wildlife Office

San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=A03Y

Southern Sea Otter *Enhydra lutris nereis*

Threatened

MANAGED BY

Sacramento Fish And Wildlife Office

San Francisco Bay-delta Fish And Wildlife

CRITICAL HABITAT

No critical habitat has been designated for this species.

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=A0A7

Critical Habitats

There are no critical habitats in this location

Migratory Birds

Birds are protected by the [Migratory Bird Treaty Act](#) and the [Bald and Golden Eagle Protection Act](#).

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.^[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
<http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Conservation measures for birds
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/akn-histogram-tools.php>

The following species of migratory birds could potentially be affected by activities in this location:

Allen's Hummingbird <i>Selasphorus sasin</i> Season: Breeding https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0LI	Bird of conservation concern
Bald Eagle <i>Haliaeetus leucocephalus</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B008	Bird of conservation concern
Bell's Sparrow <i>Amphispiza belli</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0HE	Bird of conservation concern
Black Oystercatcher <i>Haematopus bachmani</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0KJ	Bird of conservation concern

Black Rail <i>Laterallus jamaicensis</i> Season: Breeding https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B09A	Bird of conservation concern
Black Skimmer <i>Rynchops niger</i> Season: Breeding https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0EO	Bird of conservation concern
Burrowing Owl <i>Athene cunicularia</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0NC	Bird of conservation concern
Common Yellowthroat <i>Geothlypis trichas sinuosa</i> Season: Breeding https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B080	Bird of conservation concern
Fox Sparrow <i>Passerella iliaca</i> Season: Wintering	Bird of conservation concern
Lesser Yellowlegs <i>Tringa flavipes</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0MD	Bird of conservation concern
Lewis's Woodpecker <i>Melanerpes lewis</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0HQ	Bird of conservation concern
Long-billed Curlew <i>Numenius americanus</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B06S	Bird of conservation concern
Marbled Godwit <i>Limosa fedoa</i> Season: Wintering https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0JL	Bird of conservation concern
Nuttall's Woodpecker <i>Picoides nuttallii</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0HT	Bird of conservation concern
Oak Titmouse <i>Baeolophus inornatus</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0MJ	Bird of conservation concern
Olive-sided Flycatcher <i>Contopus cooperi</i> Season: Breeding https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0AN	Bird of conservation concern
Peregrine Falcon <i>Falco peregrinus</i> Year-round https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0FU	Bird of conservation concern

Short-billed Dowitcher *Limnodromus griseus*

Season: Wintering

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0JK

Bird of conservation concern

Short-eared Owl *Asio flammeus*

Season: Wintering

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0HD

Bird of conservation concern

Snowy Plover *Charadrius alexandrinus*

Season: Breeding

Bird of conservation concern

Tricolored Blackbird *Agelaius tricolor*

Year-round

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B06P

Bird of conservation concern

Western Grebe *aechmophorus occidentalis*

Season: Wintering

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0EA

Bird of conservation concern

Whimbrel *Numenius phaeopus*

Season: Wintering

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0JN

Bird of conservation concern

Yellow Rail *Coturnicops noveboracensis*

Season: Wintering

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0JG

Bird of conservation concern

Yellow Warbler *dendroica petechia* ssp. *brewsteri*

Season: Breeding

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0EN

Bird of conservation concern

Red Knot *Calidris canutus* ssp. *roselaari*

Season: Wintering

https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0G6

Bird of conservation concern

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

DATA LIMITATIONS

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

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

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

DATA EXCLUSIONS

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

DATA PRECAUTIONS

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

This location overlaps all or part of the following wetlands:

Estuarine And Marine Deepwater

[E1UBL](#)

261000.0 acres

A full description for each wetland code can be found at the National Wetlands Inventory website: <http://107.20.228.18/decoders/wetlands.aspx>

Attachment 5



PRUNUSKE CHATHAM, INC.

M E M O

Date: February 01, 2016

To: Jonathon Goldman; Director of Public Works
City of Sausalito

From: John Feron; Principal Engineer
PCI

Subject: Dunphy Park Storm Drain Outfall Project;
Task 1 Deliverable
Hydraulics and Hydrology Study (Memo)

Introduction

This memorandum presents the hydrologic and hydraulic calculations for the municipal storm drain system located in Dunphy Park which outfalls into Richardson Bay. Dunphy Park is a city-owned municipal park that is currently used for passive recreation and scheduled events. The existing storm drain outfalls are failing and in need of removal and/or replacement as part of a post-closure compliance. A temporary HDPE cap has been placed on each outfall until a permanent solution can be implemented.

Additionally, the San Francisco Bay Conservation and Development Commission (BCDC) and the Regional Water Quality Control Board (RWQCB) are requiring a stormwater quality improvement component be integrated into the proposed design for repair and/or replacement of the outfalls.

The results of these hydrology and hydraulics calculations will be used in the design of the replacement outfalls and a treatment system to be installed for improved water quality.

Site Conditions

The City of Sausalito's Dunphy Park extends to the east from Bridgeway to Richardson's Bay (Bay) and from the extension of Litho Street on the south to Napa Street on the north. Dunphy Park includes a large grass area, scattered mature trees, a sand volleyball court, and bocce courts.

The City's municipal storm drain system drains a tributary area that extends from the park site and Bridgeway up to Monte Mar Drive, an area of approximately 33 acres. There are two storm drain pipes that enter the Park by crossing Bridgeway, roughly perpendicular to the road alignment. Within the Park those two pipes combine into a single storm drain manhole. This manhole then has two outlet pipes, a 24-inch and 30-inch diameter pipe that create the two outfalls into the Bay.

Methods

Hydrology

The Dunphy Park drainage area was digitized in Arc-GIS following flow lines, the storm drain system, curb drainage, and contours downloaded from the Marinmap.org website (Figure 1). It is assumed that Dunphy Park is included in the tributary drainage area.

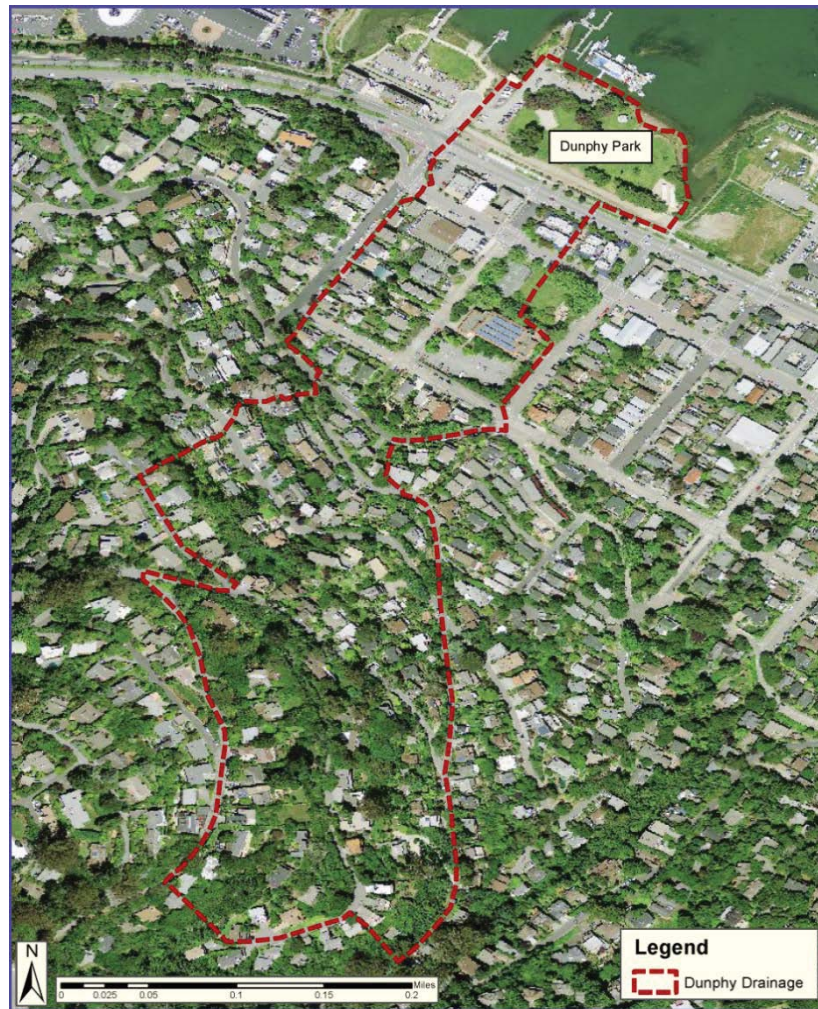


Figure 1. Dunphy Park drainage area.

A peak flow hydrology analysis (2, 5, 10, 25, 50, 100-year flows) was performed using the Marin County Hydrology Manual Rational Method. The Results are summarized in the table below (Table 1).

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Peak Elevation (ft):													452																																																																																			
Average Slope (ft/ft):													0.116																																																																																			
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Hydraulics

The storm drain network flowing through Dunphy Park was mapped in Civil 3d using ArcGIS shapefiles and historic documents provided by the City of Sausalito, as well as a visual inspection of the storm drains during a site visit on December 19, 2014. The network is illustrated in Figure 2 below. It is noteworthy that the Dunphy Park drainage area converges in the storm drain network in the Park, at a junction approximately 100 feet downstream of Bridgeway. The junction box distributes the flow into two pipes, one 24-inch and one 30-inch diameter, which discharge into Richardson Bay.



Figure 2. Dunphy Park Storm Drain Network

Peak flows, determined using the Rational Method, were routed through the 24-inch and 30-inch storm drains in Dunphy Park using the U.S. Department of Transportation, Federal Highway Administration, Hydraulics Engineering Program HY-8 Culvert Hydraulic Analysis Program. The Dunphy Park Storm Drain configuration can be simulated as a road crossing where: the junction box manhole is the acting channel upstream; the pipe exits within the junction box manhole are acting as the culvert inlet, the outfalls into the bay are the culvert outfall and the existing ground surface of the park is acting as the road crossing surface over the culvert.

Assumptions

Assumptions regarding the storm drain hydraulic analysis.

- The invert elevation at the outlet of both storm drains is equal.
- Peak flows from the hydrology analysis are applied to the storm drain junction located within Dunphy Park.
- The tailwater elevation was assumed to be 6.6 feet, normal peak high tides.

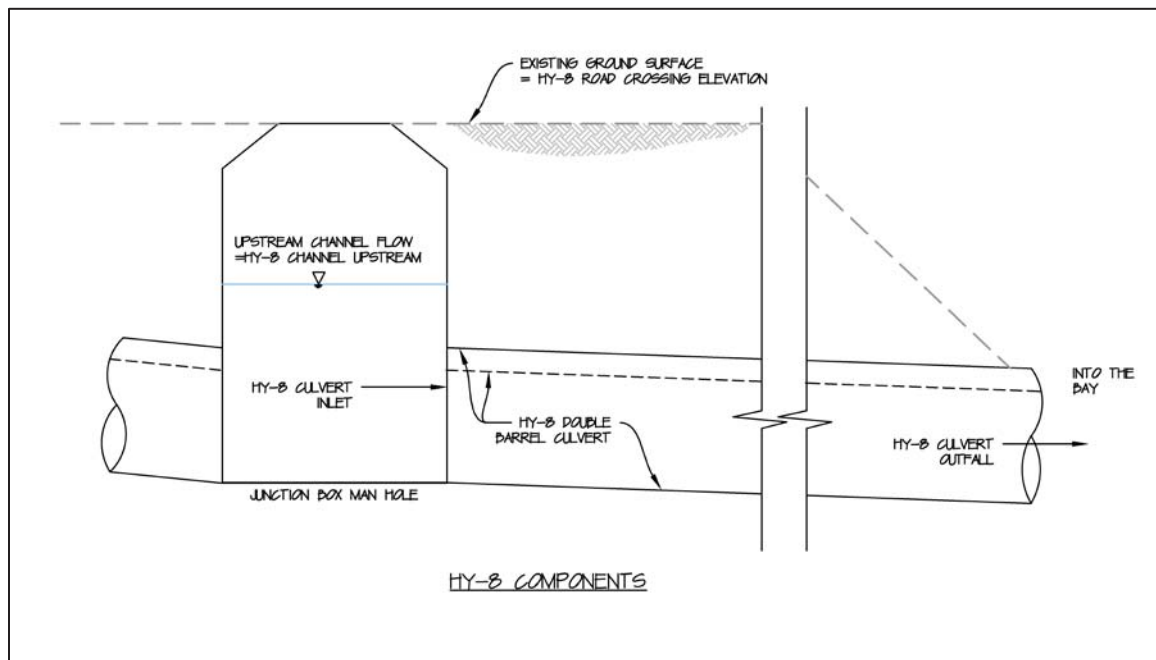


Figure 3. Dunphy Park HY-8 storm drain component illustration.

The input values for the HY-8 are summarized in Table 2 below.

Table 2. HY-8 culvert hydraulic analysis input values.

Pipe Diameter (in)	Inlet Elevation (ft)	Outlet Elevation (ft)	Length (ft)	Slope %	Manning's n * (unitless)	Tailwater Elevation (ft)
24"	3.3	2.9	226	0.18	0.035/0.012	6.6
30"	3.3	2.9	236	0.17	0.035/0.012	6.6

*The first roughness value is for the gravel embedded in the bottom of the pipe. The second value is for the concrete of the remaining circumference of the pipe.

Results

Results of the hydraulic analysis are summarized in Table 3 below. The hydraulic analysis of existing conditions shows the network passing the 100-year flow, where the headwater elevation reaches the 10-foot elevation contour in the park, impending, but not causing flooding in the park.

Table 3. Dunphy Park Storm Drain Hydraulic Analysis Results.

Headwater Elevation (ft)	Peak flow Return Interval	Total Discharge (cfs)	24 inch Discharge (cfs)	30 inch Discharge (cfs)
7.2	2 year	22	8	14
7.9	5 year	30	11	19
8.3	10 year	35	13	22
9.0	25 year	41	15	26
9.5	50 year	45	16	29
10.0	100 year	50	18	31

Conclusion

Existing System

The storm drain network and pipe connectivity have evolved over time. The result is a non-engineered system of pipes that currently serve to deliver the stormwater through the system to the Bay with little or no flooding up to the 100-year storm.

Sediment Collection

The stormwater flow into Dunphy Park enters through two pipes in an approximately parallel location at the extension of Bee Street. This is the best location for installation of a sediment collection device however the parallel configuration is challenging. The sediment collection device will need to be located such that flows from both pipes can be routed to it, while also being located such that City crews have access for ease of maintenance. A more thorough consideration will be provided by PCI in a separate memo.

Outfall Removal and Bioengineering Component

The 30-inch pipe that is located in the beach area of the park is the outfall to be removed and the 24-inch pipe located near the westerly edge of the Cruising Club shall remain. The outfall removal analysis shall need to consider abandonment of the existing pipe, rehabilitation of the existing pipe to remain and offsetting the difference in the natural channel to be constructed to the west as shown in the master plan.



PRUNUSKE CHATHAM, INC.

Dunphy Park Storm Drain Outfall Project

Attachment 6 - Avoidance Measures Included in the Project

Protection of Sensitive Habitats

While Dunphy Park is already an established city park, it has sensitive habitat on two sides, including eelgrass beds, saltwater marsh, and tidal mudflats. To protect these habitats:

1. No work will occur in eelgrass beds or saltwater marsh.
2. Essential infrastructure outfall replacement in the mudflat will be limited to the area that is already outfall. Heavy equipment will not drive on the mudflats. To the fullest extent practical, work will occur at low tide.

Protection of Special-status species

1. To protect Point Reyes salty bird's beak, marsh bird species, and marsh habitat, construction will avoid salt water marsh. Prior to construction, a qualified biologist will flag the wetland boundary, and construction fencing will be used to prevent accidental encroachment.
2. To protect Chinook salmon, Delta smelt, green sturgeon, longfin smelt, Pacific herring, and steelhead that may be present in Richardson Bay, outfall removal and replacement will be conducted using heavy equipment located outside the water. Work will occur at low tide, or silt curtains will be in place to prevent excessive turbidity. No work in water will occur during herring spawning season (November – April).
3. To protect nesting birds and monarch butterflies, trees will be cut outside of nesting and migration seasons (nesting April 1 - August 15 and migration September 15 – December 15) or a qualified biologist will perform a preconstruction survey, identify trees in use, and areas will be fenced until use is complete. If active nests or behavior indicative of nesting are encountered, those areas plus a 50-foot buffer for small songbirds and 250-foot buffer for larger birds (e.g., egrets and herons) designated by the biologist will be avoided until the nests have been vacated. If the site is left unattended for more than one week during the breeding season, a following up survey will be completed.
4. To protect marine mammals, including seals, sea lions, and sea otters, a 200-foot safety zone around the construction site will be maintained for all marine mammals. Work will be halted if a marine mammal enters the 200-foot safety zone. Work may only proceed once the animal has vacated. If a marine mammal is hauled out within 200 feet of the project site, no work will occur until the animal leaves the area.
5. Prior to construction, a qualified biologist will perform construction crew trainings to inform the crew of sensitive species and habitats in use during that time and measures in place to protect sensitive resources.

Water Quality Protection

1. Major earth moving will be performed, to the fullest extent practical, during dry weather. Erosion control measures will be in place at least 24 hours before any rain event predicted to exceed 0.2 inches.
2. Prior to construction a qualified Stormwater Pollution Prevention Plan Developer (QSD) will prepare a Stormwater Pollution Prevention Plan (SWPPP) that will include during and post-construction measures to prevent silt-laden run-off or job site erosion.
3. No equipment will be operated in areas of flowing or standing water in such a way as to result in the discharge of pollutants into Richardson Bay; no fueling, cleaning or maintenance of vehicles or equipment will take place within any area where an accidental discharge to water of the State may occur; and any earth moving work will be performed outside of areas of flowing or standing water.
4. The contractor will have a spill contingency plan for hazardous waste spill into the bay. Spill contingency plan will include floating booms and absorbent materials to recover hazardous spills.
5. All vehicles and equipment operating adjacent to the bay will be visually inspected for waste releases before the vehicles or equipment begin conducting work for the day. Presence of any spillage from leaks will be immediately removed from the shoreline area and disposed of at a permitted facility.
6. Construction vehicle maintenance will not occur at the project site. Any fueling will happen off-site or within containment to prevent potential spills.

Notice of Exemption

21-2017-161

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Marin

3501 Civic Center Drive #247

San Rafael, CA 94903

From: (Public Agency): City of Sausalito
420 Litho Street
Sausalito, CA 94965

(Address)

FILED

JUN 12 2017

Project Title: Dunphy Park Improvement Project

Project Applicant: City of Sausalito

RICHARD N. BENSON
MARIN COUNTY CLERK
BY: J. MANNION Deputy

Project Location - Specific:

Bridgeway and Napa Streets in the City of Sausalito (APN 064-084-01, 064-084-02, 064-084-05, 064-084-08, 064-087-08, 064-087-06). Within the existing Dunphy Park.

Project Location - City: Sausalito

Project Location - County: Marin

Description of Nature, Purpose and Beneficiaries of Project:

The project includes new landscaping, tree removal and planting of new trees, a new restroom facility, new picnic areas, new observation decks, redesign and replacement of the volleyball and bocce ball courts, grading work, parking reconfiguration, native habitat restoration, and development of a living shoreline.

Name of Public Agency Approving Project: City of Sausalito

Name of Person or Agency Carrying Out Project: City of Sausalito

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a)); §15333 Small Habitat Restoration Projects
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c)); §15303(e) Minor Alterations of Land
- ☒ Categorical Exemption. State type and section number: §15303 New Construction or Conversion
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project includes construction of a new restroom and utilities to service the restroom, which serve as appurtenance structures for the park. Grading, utility trenching, and tree removal and landscaping will occur on land with less than 10% slopes. The trees will be replaced as part of the project. Native habitat restoration is designed to restore the area for plants and wildlife and the area does not exceed 5 acres.

Lead Agency

Contact Person: Jonathon Goldman

Area Code/Telephone/Extension: 415-289-4176

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Jonathon Goldman Date: 7 JUN 17 Title: Dir Pub Wks, City Engr☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

POSTED 6/12/17 TO 7/12/17

Revised 2011

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2017-09**

**APPROVAL OF A DESIGN REVIEW PERMIT FOR THE IMPROVEMENTS TO
DUNPHY PARK
DR 17-116**

WHEREAS, on April 13, 2017 an application was filed by the City of Sausalito requesting Planning Commission approval of a Design Review Permit for proposed improvements to Dunphy Park to enhance the design and use of the park. The project includes new landscaping, tree removal and planting of new trees, a new restroom facility, new picnic areas, new observation decks, redesign and replacement of the volleyball and bocce ball courts, grading work, and parking reconfiguration.; and

WHEREAS, the project site is located within the Public Recreational and Parks Use Designation of the Sausalito General Plan and the Public Parks Zoning District; and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on April 28, 2017 at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff report dated May 10, 2017 for the proposed project; and

WHEREAS, the Planning Commission has reviewed and considered the project plans entitled, "Dunphy Park Improvements Project," date-stamped received April 28, 2017; and

WHEREAS, the Planning Commission finds that the proposed project, as conditioned herein, is consistent with the General Plan and complies with the requirements of the Zoning Ordinance as described in the staff report; and

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:

1. The project is Categorically Exempt under §15303(e) New Construction or Conversion of Small Structures for the "Accessory (appurtenant) structures including garages, carports, patio, swimming pools, and fences."
2. The project is also Categorically Exempt under §15304(a) Minor Alterations of Land for the "Grading on land with a slope of less than 10 percent...."
3. Approval of a Design Review Permit for the improvements to Dunphy Park based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 10th day of May 2017, by the following vote:

AYES:	Commissioner: Cleveland-Knowles, Pierce, Kellman, Nichols
NOES:	Commissioner: Werner
ABSENT:	Commissioner:
ABSTAIN:	Commissioner:

Danny Castro

Danny Castro
Secretary to the Planning Commission

ATTACHMENTS

- 1- Findings
- 2- Conditions of Approval
- 3- Project Plans

**PLANNING COMMISSION RESOLUTION NO. 2017-09
MAY 10, 2017
DR 17-116
DUNPHY PARK**

ATTACHMENT 1: FINDINGS

DESIGN REVIEW PERMIT FINDINGS

In accordance with Zoning Ordinance Section 10.54 (Design Review Procedures), the Design Review Permit is approved based on the following findings:

- A) *The proposed project is consistent with the General Plan, any applicable specific plans and this chapter.*

The project is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance as described in the Staff Report, DR 17-116, May 10, 2017.

- B) *The proposed architecture and site design complements the surrounding neighborhood and/or district by either: a) Maintaining the prevailing design character of the neighborhood and/or district or b) Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.*

The project proposes a design that maintains the prevailing design character of the existing park. The shoreline restoration and new features added to the shoreline enhances a distinct characteristic of the park.

- C) *The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.*

The existing park contains few structures and the project is consistent with this aspect of design, minimizing the number of structures and ensuring structures are reasonable in scale for their intended use on the site. The facilities in the project are not out of scale in comparison to existing facilities. The new restroom building is modest in scale and compatible with the park.

- D) *The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.*

The project is a public park adjacent to the shoreline and will not impact public views or primary views from private property. The only proposed building, a restroom that is under 13 feet in height and approximately 400 square feet in area, has been designed and located to minimize visual impact and obstruction of views.

- E) *The proposed project will not result in a prominent building profile (silhouette) above a ridgeline.*

The project will not result in a prominent building profile above a ridgeline.

- F) *The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.*

The new landscaping contributes to an attractive environment. New planting areas that frame

the flexible central open space and recreation areas add to the attractive environment. The landscaping design provides a soft buffer between the parking areas and the street to add visual relief.

- G) *The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.*

The new restroom is minimal in floor area in relation to the size of the park. Adequate light and air will remain for the project site, adjacent properties, and the general public.

- H) *Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise and air quality impacts to adjacent properties and the general public.*

The exterior lighting is limited to the parking area and the bocce ball courts. The project is subject to the City's standard condition that all exterior lights be shielded and directed downward and not create glare. The project does not include any new mechanical equipment or chimneys.

- I) *The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window deck and patio configurations.*

The project renovates an existing public park and does not substantially alter the use of the property. The level of privacy to neighboring parcels is expected to remain comparable to current conditions. The landscape plan includes removal of trees along Bridgeway and in front of the Cruising Club, however the planting of new trees in these areas will minimize potential impacts from tree removal.

- J) *Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.*

The reconfigured entrance to the parking lot is designed to safely accommodate traffic turning from Bridgeway into the Napa Street parking entrance. Paths within the park serve pedestrian circulation. The project is designed to bring the existing park into compliance with ADA (Americans with Disabilities Act) codes to ensure improved access and adequate health and safety. Sidewalk access from Bridgeway is provided at three points, with bicycle parking located near each of the entrances.

- K) *The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.*

The project enhances the natural features of the site and improves the landscaping. Trees will be removed as part of the project, some of which have poor structural conditions. However, new trees planted in accordance with the plans preserve the presence of trees on site and contribute to improved landscaping. Shoreline restoration shown in the plan includes the identification of shrubs, grasses, and succulents that will create a living shoreline.

- L) *The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection*

E (Heightened Design Review Findings).

The project is not subject to Heightened Design Review.

- M) The project has been designed to ensure on-site structures do not crowd or overwhelm structures on neighboring properties. Design techniques to achieve this may include, but are not limited to: stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.*

The proposed structures include new bocce ball court facilities, picnic area, observation decks, and a new restroom, which do not crowd or overwhelm the structures on neighboring properties across the street or adjacent to the site.

PLANNING COMMISSION RESOLUTION NO. 2017-09
MAY 10, 2017
DR 17-116
DUNPHY PARK

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions apply to the following project plans prepared by Royston, Hanamoto, Alley and Abey (RHAA), and entitled "Dunphy Park Improvements Project," date-stamped received April 28, 2017:

Conditions of Approval:

1. Prior to the issuance of building permits, the project shall be revised as follows:
 - a) Replace the label "Native Habitat Restoration Area" with "Low Water Native Plant Demonstration Area"
 - b) The two observation decks shall be identified as a future phase of the plan (not part of this approved plan) following discussions with the Audubon Society, the Bay Conservation and Development Commission (BCDC), the City of Sausalito, and any other applicable agency on the appropriateness of the deck locations.
 - c) The portion of the Living Shoreline that has been proposed as an island shall be identified as a future phase of the plan (not part of this approved plan) following review from BCDC and other applicable agencies. The conceptual island shall be indicated with a dotted line.
2. The Community Development Director is authorized to approve minor modifications to the project. Major project modifications will require further review and approval by the Planning Commission.
3. Any new signage for Dunphy Park shall be submitted to the Community Development Director for review and determination if the signage is subject to review by the Planning Commission.
4. Installation of a fire hydrant shall be located on the outer perimeter of the parking lot / drop off area near the entrance of the Cass Gidley Marina / Cruising Club.
5. Parking lot access shall comply with all fire codes related to access and turnarounds.

General Items

6. As part of the Building Permit application, all final Conditions of Approval shall be restated on the construction drawings and applicant shall thoroughly and accurately document in writing compliance with each Condition of Approval at the time of Building Permit application and any other subsequent submittals.
7. Prior to issuance of a Building Permit all drawings, plans and calculations required prior to issuance of a Building Permit, shall be wet-stamped by the design professional responsible for their preparation, including but not limited to land surveyor, architect and engineer.

Floodplain Management

8. The proposed restroom in APN 064-084-01 and is located within Flood Zone AE, has a Base Flood Elevation of 10 ft. NAVD88, and is subject to regulation under the City of Sausalito Municipal Code Section 8.48 Floodplain,

http://sausalito.granicus.com/MetaViewer.php?view_id=2&clip_id=285&meta_id=34034

9. Prior to issuance of a Building Permit, provide a preconstruction Elevation Certificate, prepared by a land surveyor, engineer, or architect authorized by law to certify elevation information. <https://www.fema.gov/media-library/assets/documents/160?id=1383>.
10. Prior to issuance of a Building Permit applicant shall obtained all other required State and Federal permits as required by Sausalito Municipal Code 8.48.043.A.2 and A.4.
11. Prior to issuance of a Building Permit plans for the restroom and underground utilities shall demonstrate compliance with Sausalito Municipal Code Chapter 8.48 Floodplain Management: Section 8.48.051 Standards of construction for nonresidential construction and Section 8.48.052 Standards for utilities.
12. Prior to issuance of a Certificate of Occupancy, provide a current Elevation Certificate prepared by a land surveyor, engineer, or architect authorized by law to certify elevation information. <https://www.fema.gov/media-library/assets/documents/160?id=1383>

Grading / Geotechnical Items

13. Prior to the issuance of a Building Permit, a final grading and drainage plan shall be prepared and stamped by a registered civil engineer or architect and shall be submitted to the City for review and approval. Limits of proposed grading (cut, fill, structural excavation, etc.) shall be clearly defined and their quantities shall be shown on the plan. On the basis of the drawings reviewed, it is anticipated that the earthwork quantity is greater than or equal to 50 cubic yards and therefore a Grading Permit is required prior to commencement of excavation.

Applicant is advised that the Grading Permit application (to be submitted to the City for review prior to issuance of the Building Permit) requires details of the planned hauling operation including, but not limited to size of trucks and weight (in tons) that they will haul, haul route, dust and debris control measures and the time and frequency of haul trips shall. The truck haul routes shall comply with SMC Section 15.04.150.

14. Grading or excavation operations planned between October 15 and April 1 require special measures to prevent stormwater pollution and the Grading Permit application (to be submitted to the City for review prior to issuance of the Building Permit) shall provide the following details for City review:
 - a) An Erosion Control Plan reflecting the different phases of construction shall be prepared in conformance with the guidelines and measures from the Marin County Stormwater Pollution Prevention Program's (MCSTOPPP) publications "Minimum Erosion/Sediment Control Measures for Small Construction Projects". http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/~media/Files/Departments/PW/mcstoppp/development/MECM_final_2009.pdf and "Pollution Prevention It's Part of the Plan" <http://www.marincounty.org/depts/pw/divisions/mcstoppp/~media/Files/Departments/PW/mcstoppp/business/Pollution%20Prevention%20Part%20of%20the%20PlanOctober%202011.pdf>.
 - b) Applicant's contractor shall be required to implement and maintain erosion, dust and debris control measures per the approved Erosion Control Plan for the

duration of the project.

Drainage Items

15. Prior to issuance of a Building Permit, applicant shall submit a Stormwater Control Plan per the Bay Area Stormwater Management Agencies Association "Design Guidance for Stormwater Treatment and Control for Projects in Marin, Sonoma, Napa and Solano Counties" (<http://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/basm-aa-postconstruction-manual.pdf?la=en>).
16. Storm water shall be discharged by gravity flow to an approved (City owned and maintained) storm drain system.
17. All permitted project storm drain inlets and catch basins shall be imprinted with "No Dumping, Drains Into the Bay" using thermoplastic or permanently embossed into the facility.
18. All catch basins or drainage inlets shall be installed with grates that comply with the applicable code(s) for their location, including but not limited to grates that allow safe bicycle travel across the grate in any direction.
19. Prior to issuance of a Building Permit all existing and proposed drainage facilities serving the property shall be clearly shown, labeled and detailed on the project grading and drainage plans. This shall include but not be limited to: downspouts, piping, retention systems, stormwater routing, stormwater treatment facilities, hydraulic structures, energy dissipaters and foundation drainage systems.
20. Prior to issuance of a Building Permit the drawings shall clearly show how collected stormwater will be discharged to the existing shoreline without causing erosion.

Right of Way Items

21. Prior to issuance of a Certificate of Occupancy, applicant shall repair or replace, at no expense to the City, damage to public facilities that results from applicant's construction activities. Contractor shall save and protect all existing facilities not designated for removal or modification.
22. Improvements within the public right of way shall conform to the Cities and County of Marin "Uniform Construction Standards," available online at: <http://www.marincounty.org/depts/pw/divisions/land-use/ucs>.

Utility Items

23. Prior to issuance of a Building Permit a utility plan shall be submitted for review and approval. All utilities and meters shall be shown on the utility plan. All utility meters and panels shall be installed above the base flood elevation. The utility plan shall include but not be limited to the accurate depiction of the alignments and depths of the existing and proposed gas, electric, water and communication services associated with or potentially-affected by the project. Plans shall indicate which utilities are to be protected in place, relocated or to be removed.
24. Prior to issuance of a Building Permit, applicant shall submit a video of the sanitary sewer lateral from the sanitary sewer main in Napa St. to its termination point for review by the City Sewer Systems Coordinator (SSC). The sewer lateral shall be accurately shown in plan and profile on the Building Permit plans. The sanitary sewer lateral serving the

Cruising Club and any other facilities in the area of work shall be accurately shown in plan and profile on the Building Permit plans. The video inspection(s) shall follow the requirements listed on the City's website, under "Sewer Video Guidelines, Mandatory Requirements & Video Submittal Form".

[<http://www.ci.sausalito.ca.us/index.aspx?page=1015>]

25. Prior to issuance of a Building Permit include details for any repairs or upgrades required by the SSC in the project drawings. Applicant is advised that the waste plumbing associated with the project shall comply with the more stringent of the Sausalito Building Code, the California Plumbing Code and the Standards of the City of Sausalito as amended.
26. Prior to approval from the City of Sausalito's Sewer Systems Coordinator, no backfill of the sanitary sewer lateral or main trench shall occur. Sewer pipe material and sewer appurtenances shall be per the recommendations of the City Sewer Systems Coordinator. Allowable pipe material shall depend upon the depth of the proposed new sanitary sewer below grade.

Engineering Items

27. Prior to issuance of a Building Permit drawings shall show, details, dimensions, elevations, slopes and label facilities to be compliant with the Americans with Disabilities Act ("ADA") and the California Building Code ("CBC") for accessibility. This shall include and not be limited to: pathways, sidewalks, restrooms, parking facilities, signage, benches, picnic tables and recreational facilities. Plans shall be of sufficient detail and with sufficient tolerance to allow contractor to construct facilities in compliance with the ADA and CBC.
28. Encroachment permit(s) shall be obtained from the City prior to the contractor using the public right of way for non-public purposes (e.g., private parking, material & debris box storage, curb, gutter or sidewalk construction or demolition, driveway connection).
29. A condition of issuance of an Encroachment Permit, is the City's approval of a traffic control plan conforming to the current edition of Caltrans publication "California Manual on Uniform Traffic Devices, Part 6 – Temporary Traffic Control" shall be submitted for review and approval by the City. The traffic control plan shall show all temporary traffic, pedestrian and bicycle control measures and signage. The City expects that Bridgeway and Napa Street shall remain open to traffic at all times throughout the duration of this project. The Bridgeway and Napa Street sidewalks adjacent to Dunphy Park may be closed only when directly affected by construction. The traffic control plan shall be revised to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of this work.
30. Emergency vehicle access and access to adjacent properties shall be maintained at all times throughout the duration of this project.
31. Prior to issuance of a Building Permit, a Construction Staging Plan and construction schedule shall be submitted for review and approval by the City. The proposed locations of construction materials, equipment, vehicles, debris box, portable restrooms, etc. shall be depicted. Applicant shall transmit copies of the approved plans to property owners and residents adjacent to the project site not less than one week prior to commencement of construction activities.
32. The City may approve revisions to the Construction Staging Plan and construction

schedule to coordinate with other projects in the vicinity which may be ongoing or commence during the duration of the work.

33. Construction workers are prohibited from using on-street parking in the vicinity of the project. The City will provide an adequate number of parking spaces in a City parking lot to provide parking for construction workers upon request.
34. Applicant is advised that construction materials, equipment, vehicles, and properly-permitted debris boxes (Bay Cities Refuse Service is the sole authorized solid waste hauler permitted to provide debris box service in the City of Sausalito) may not be placed in a manner that poses a traffic hazard, shall be placed to minimize obstruction of roads and gutters, shall be equipped with reflectors or lighting to ensure visibility at night and in inclement weather (if placed in the public right of way), shall be maintained in a clean and safe condition, and shall not be maintained in a manner that becomes a nuisance to the neighborhood. Debris boxes shall be emptied on a regular basis, or as directed by the City. Material stockpiles & debris boxes shall be covered when not being accessed or filled to prevent dust or liquid from being released to the environment. Construction materials, equipment, vehicles, and debris boxes shall be placed in the public right of way only after securing an encroachment permit.
35. Prior to issuance of a Certificate of Occupancy as-built plans shall be prepared for all facilities constructed for public use and operation, and which shall also show the foundation elevation at each building corner, subsurface drains, cleanouts, retaining walls, drainage facilities and utilities. The plans shall be prepared by a registered civil engineer and are subject to the review and approval of authorized City staff. A copy of the approved As-Built Plans shall be given to the City.

Advisory Notes

36. Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.
37. An approval granted by the Engineering Division of the Department of Public Works does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
38. Construction Impact Fees shall be paid in accordance with the Construction Impact Fee Ordinance. The fee is due prior to issuance of Building Permit.
39. All applicable City fees as established by City Council resolutions and ordinances shall be paid.
40. An encroachment permit shall be obtained from the Department Public Works prior to using the public right of way for non-public purposes (e.g., material storage, construction, staging or demolition) including any and all construction and demolition activities.
41. Grading/drainage permit(s) shall be obtained from the Department Public Works for earthwork of 50 cubic yards or more.
42. Pursuant to Municipal Code Chapter 8.54, applicants shall submit a Recycling Management Plan to the Community Development Department prior to the issuance of any Building Permits, unless the requirement is waived pursuant to Section 8.54.050.
43. Pursuant to Municipal Code Chapter 11.17, dumping of residues from washing of painting

tools, concrete trucks and pumps, rock, sand, dirt, agricultural waste, or any other materials discharged into the City storm drain system that is not composed entirely of storm water is prohibited. Liability for any such discharge shall be the responsibility of person(s) causing or responsible for the discharge. Violations constitute a misdemeanor in accordance with Section 11.17.060.B.

44. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:

Weekdays – Between 8:00 a.m. and 6:00 p.m.

Saturdays – Between 9:00 a.m. and 5:00 p.m.

Sundays – Prohibited

City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.

Homeowners currently residing on the property and other legal residents may operate the equipment themselves on Sundays and City holidays between 9:00 a.m. and 6:00 p.m.

45. Pursuant to Municipal Code Section 18.08.020, overhead electrical and communication service drops shall be placed underground when the main electrical service equipment (including the panel) is relocated, replaced, and/or modified. If undergrounding is required, the applicant shall work with affected utility companies to provide plans to the City for undergrounding of the utility services. Project plans shall be designed to avoid additional overhead lines, poles and/or transformers (i.e., potential view impacts) thereon to comply with Sausalito Municipal Code Section 18.08 Underground Electrical Wiring and Facilities. If additional overhead lines, poles and/or transformers are required, visual simulation(s) of the equipment from various viewpoints shall be provided, and may be subject to modifications to the Design Review Permit.

PG&E's Underground Project Contact Information:

Phone: 1-877-743-7782

Internet: pge.com/newconstruction.

46. Pursuant to Municipal Code Section 18.12.100, existing sewer service laterals shall be inspected for surface water connections and leakage at the time of remodeling of any building. Deteriorated sewer laterals shall be repaired prior to approval of the Building Permit.
47. Permits required by other agencies having jurisdiction within the construction area must be obtained in accordance with the respective agency's regulations.

Marin Municipal Water District – (415-945-1400), including landscaping and irrigation regulations;

Southern Marin Fire Protection District -- (415-388-8182); and

Bay Conservation and Development Commission – (415-352-3600).

48. Pursuant to City of Sausalito Resolution 5116, roadway and subdivision improvements shall comply with the Uniform Construction Standards All Cities and County of Marin and as may be modified by the City Engineer.
49. Pursuant to City of Sausalito Resolution 5117, new private sewer construction shall

comply with the City of Sausalito Standard Specification.

PLANNING COMMISSION RESOLUTION NO. 2017-09

MAY 10, 2017

DR 17-116

DUNPHY PARK

ATTACHMENT 3: PROJECT PLANS

Dunphy Park Improvements Project

Design Review Permit, April 10, 2017

The scope of this project is to bring Dunphy Park's parking, storm drainage, electrical, wastewater, lighting and pedestrian facilities into compliance with current codes and standards of practice, constructing permanent restroom facilities, re-arranging the active and passive areas of Dunphy Park to better suit users and neighbors, and providing additional protection of the Park as a resource against the potential for coastal flooding and sea level rise. The design will balance the needs and concerns of adjacent residents and businesses and reflect the needs of the neighborhood and City. Based on the accepted Schematic Master Plan, the principal design elements are expected to include:

- Confirmation of the selection and design of grades, turf, trees and plantings with evaluation of preservation of existing significant trees being included.
- Selection and design of pathways and other surfacing materials.
- Confirmation of selection and design of retaining walls.
- Amenities such as benches, drinking fountains, bicycle parking, sitting and other areas.
- Treatment of interface between Park and adjacent uses.
- Access considerations.
- Lighting.
- Utilities.
- Fencing and screening (including potential noise issues).
- Signage.
- Maintenance considerations.

General Notes

These drawings establish the quality and character of the materials, shapes, installation and design intent of the completed, finished work. The finished work shall conform to the requirements of the governing building authority requirement of the City of San Mateo, within Municipal Water District, and any other permitting agency at special requirements and conditions of the design review permit and building permit and at applicable codes, laws, standards, etc. All general notes, dimensions, and details shall be considered typical and apply to similar conditions unless otherwise noted. Specific notes and specifications shall have precedence over general notes and typical details. All notes shall be in accordance with the recommendations specified in the San Mateo Building Department prepared by Rich Condonelli, dated June 8, 2015. The site plan and proposed grading has been developed based on the San Mateo Building Department Survey by Linda A. Carruthers & Associates, dated 10/29/15. All existing grades, site elements and underground utilities shown on these plans reflect the available records provided by the City of San Mateo. All existing utility structures (bore or not shown on the drawings) within the area of work shall be exposed or represented to the field grades shown and specified. Utility connections and disconnections necessary to complete the work shall be performed in such a manner as to minimize utility service interruption.

General References

The contractor shall comply with all requirements of the City of San Mateo, within Municipal Water District requirements, and the state water related landscape ordinance. California Building Code (California Code of Regulations Title 24), current edition Local or quality maintenance standard for various materials. Uniform Building Code (UBC) California Standards CA-OSHA, Construction Safety Order and Division of Industrial Safety regarding "Current standards of the Americans with Disabilities Act (ADA) California regional water quality control board requirements. Label edition of the uniform planting code and the national electric code. California 1881 model water landscape ordinance or adopted local ordinance.

Quality Control Notes

Contractor to provide photocopies of all paving materials, well, etc. for approval. Contractor to submit shop drawings, product technical data sheets, and material samples for approval. Contractor to submit soil analysis report for all planting soils for approval. All approved materials, test results, conduct, systems, shop drawings, materials, and methods will be considered part of the project specifications.

Accessibility Notes

All work shall comply with current California Building Code (California Code of Regulations Title 24), current standards of the Americans with Disabilities Act (ADA). All parking areas shall be accessible per title 24. All parking surfaces are to be stable, firm, and slip resistant with cross slopes accessible paths of travel are barrier-free access routes at least 48" clear in width and without any abrupt vertical level changes exceeding 1/4" ft. max. All 12' max slope, or vertical level changes not exceeding 1/4" ft. max. All accessible pathways shall be at least 36" in the direction of travel, unless otherwise noted.

Demolition Notes

Protect all existing lines to remain including trees, buildings, utilities, parking, planting, irrigation, landscaping, lighting, signage, and all items, unless otherwise noted. All trees to be removed shall be salvaged for recycled lumber or chips for use as mulch. All stumps to be ground and soil removed. All existing material to be salvaged and recycled prior to removal. All existing plants along driveway edges to be removed mechanically prior to soil preparation.

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- L1.1 Existing Conditions
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- L3.0 Illustrative Site Plan
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- L6.0 Planting Palette
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- Appendix
- 1 Boundary and Topographic Survey

Tree Protection Notes

Each tree to be protected from construction and construction process. Establish a tree protection zone (TPZ) for each tree identified for protection prior to beginning any construction activity. Any proposed TPZ shall be approved and monitored by the project architect. Possible work within the tree protection zone, including grading and storage of materials, construction of structures, and excavation of materials and construction equipment, shall be approved and monitored by the project architect. No irrigation involving shall occur within the TPZ, see irrigation specification. Existing trees to be protected by completely enclosing the tree protection zone prior to excavation, grading or storage. Fences shall be 6 ft. Chain link or equivalent as approved. Where possible, fence group of trees together. Fences are to remain in place until all grading and construction is completed.

Protect all trunks and limbs exposed to potential damage by construction activities with linings secured to trees with metal straps as approved by the project architect. From trees to be preserved to clean the crown and to provide construction clearance. All pruning shall be completed by a certified arborist or tree worker and adhere to the tree pruning guidelines of the International Society of Arboriculture (ISA) and the tree pruning zone. Pruning shall be completed and spread through the trees within the tree protection zone.

Ensure that any root pruning required for construction purposes is supervised by and includes the approval of the project architect. Apply and maintain 3" of wood chip mulch within the tree protection zone. Keep the mulch 2" from the base of the trunk. Evaluate any heavy trees that should occur during construction. Notify the project architect as the appropriate measures can be applied. Requests that any tree pruning needed for clearance during construction be performed by a certified arborist and by construction personnel. An ISA, certified arborist or tree worker shall be present at all times during pruning. All pruning shall be in accordance with the tree pruning guidelines of the International Society of Arboriculture and adhere to the most recent edition of the American National Standards for tree care operation (ANSI Z323.1) and tree pruning (ANSI Z323.0).

Vicinity Map (NTS) 

Layout Notes

Accessable parking shall be provided as shown. All walkways to be 5' x 12". Accessable parking shall be provided as shown. All curves to be continuous with smooth transitions as shown in the drawings. Unless otherwise noted.

Grading Notes

The contractor is responsible for confirming to all requirements to the adjacent property owner and any other agencies to avoid any adverse or exposed changes in grades, cross slopes, hazardous conditions, etc. Consider to notify any owner's representative of any discrepancies between the existing conditions and any conflicting information regarding field grades and elevations.

Irrigation Notes

The irrigation system to be controlled by a centrally located weather-based irrigation controller with a rain shut-off sensor. The plan of this irrigation system is to provide the minimum amount of water required to establish good plant health. The irrigation controller is to be programmed for seasonal weather changes, plant material water requirements, mound and slopes, sun, shade and wind exposure. Turf areas to be irrigated by pop-up spray heads and nozzles. New trees to be irrigated with in-the-drip irrigation (drip drip). All other planting areas to be installed with in-the-drip irrigation. Shrubbery planting to be temporarily irrigated during plant establishment period only. Temporary irrigation to be removed after plants are established.

Planting Notes

Trees and plants have been selected for the local conditions and are drought tolerant. All soil and material to be tested by an approved accredited soil testing laboratory. Landscaping material to be tested prior to installation. Contractor to provide 100% product of all plant material to be approved by landscape architect. All planting areas, plantings, and pots to receive 3" of organic mulch.

rhaa
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225 WEST AVENUE, SUITE 200, SAN MATEO, CA 94401
TEL: 650.331.1100 FAX: 650.331.1101 WWW.RHAACON.COM

PROJECT NAME
Dunphy Park
200 Napa Street
San Mateo, CA 94405

DATE
28 APRIL 2017

REVISIONS
NO. DATE BY

RESTRICTION AND BOUNDARY

NOT FOR CONSTRUCTION

SHEET TITLE
COVER SHEET

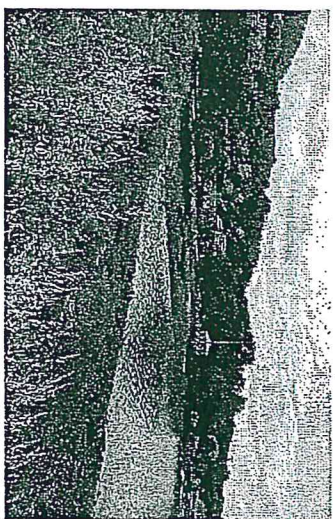
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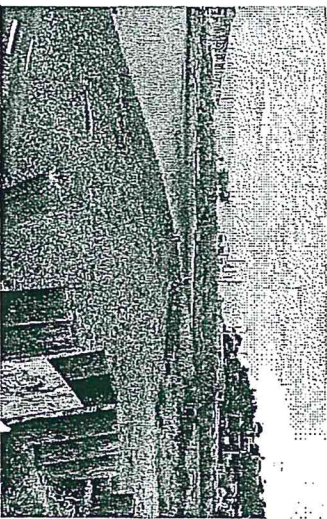
DUNPHY PARK AERIAL PHOTO



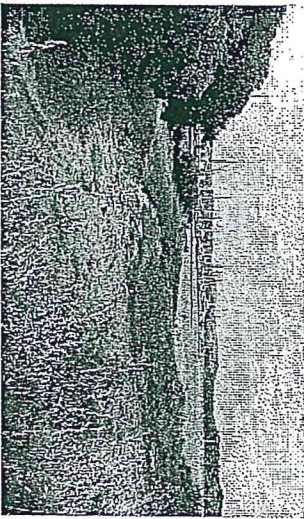
DUNPHY PARK, VIEW 1



DUNPHY PARK, VIEW 2



DUNPHY PARK, VIEW 3



DUNPHY PARK, VIEW 4

rh
aa

LANDSCAPE ARCHITECTURE & PLANNING
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415.774.1100

PROJECT/CLIENT NAME

Dunphy Park

200 Hays Street
San Francisco, CA 94105

OWNER
City of San Francisco
420 Larkin St.
San Francisco, CA 94102

RHAA PROJECT NUMBER

16042A

CONSULTANT

SUBMITTAL

Design Review Permit

DATE

28 APRIL 2017

REVISIONS

No. Description

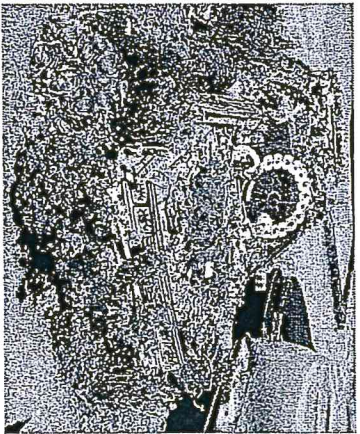
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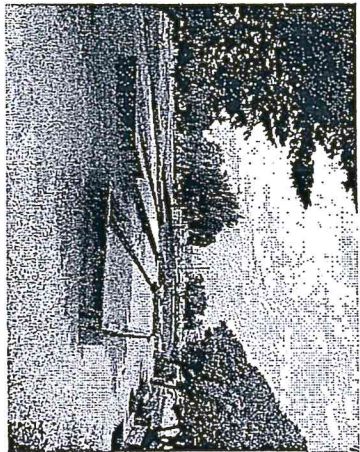
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CONDITIONS
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CHECKED BY: JY/LAM

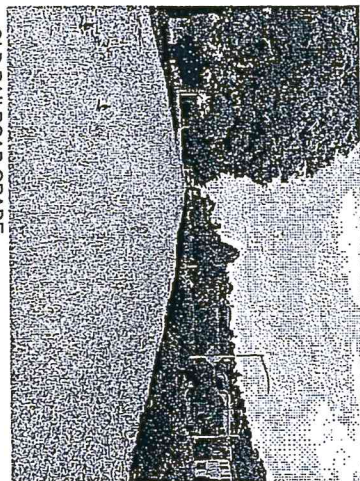
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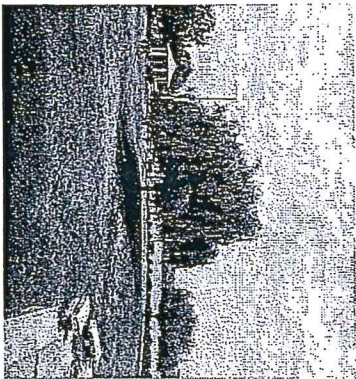
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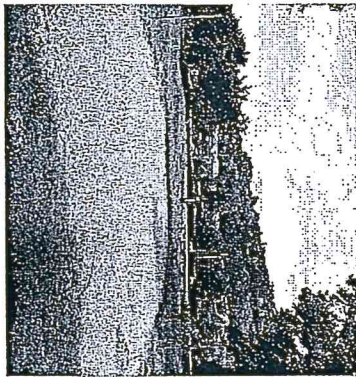
BOOCCE COURTS



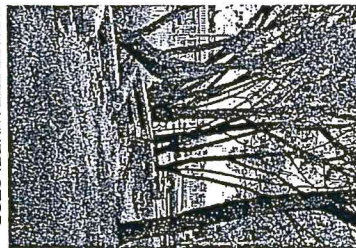
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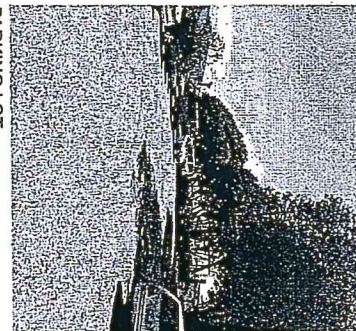
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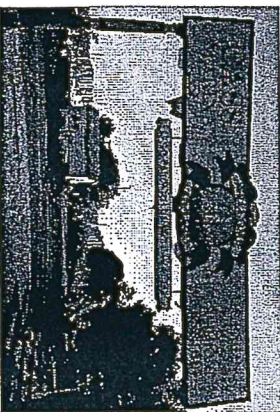
VOLLEYBALL COURTS



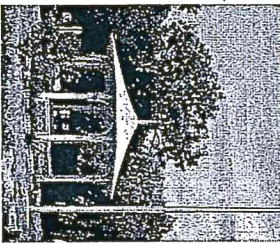
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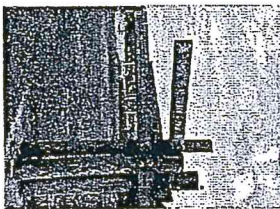
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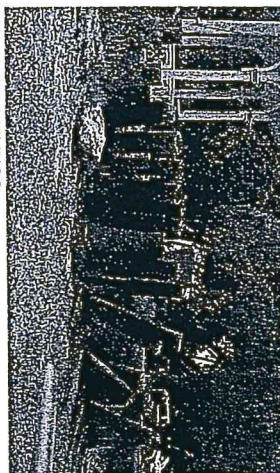
CASS GIDLEY MARINA SIGN



GAZEBO & FLAGPOLE



EXISTING SIGN



SHORELINE PILINGS

rh**aa**

LANDSCAPE ARCHITECTURE & PLANNING
300 Main Street
Salem, MA 01970
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PROJECT/CLIENT NAME

Dunphy Park

200 Main Street
Salem, MA 01970

Owner:
City of Salem
420 Elm St.
Salem, MA 01970

Project:
City of Salem
420 Elm St.
Salem, MA 01970

Project Number:
15042A

Consultant:

DATE
28 APRIL 2017

REVISIONS

By: Date:

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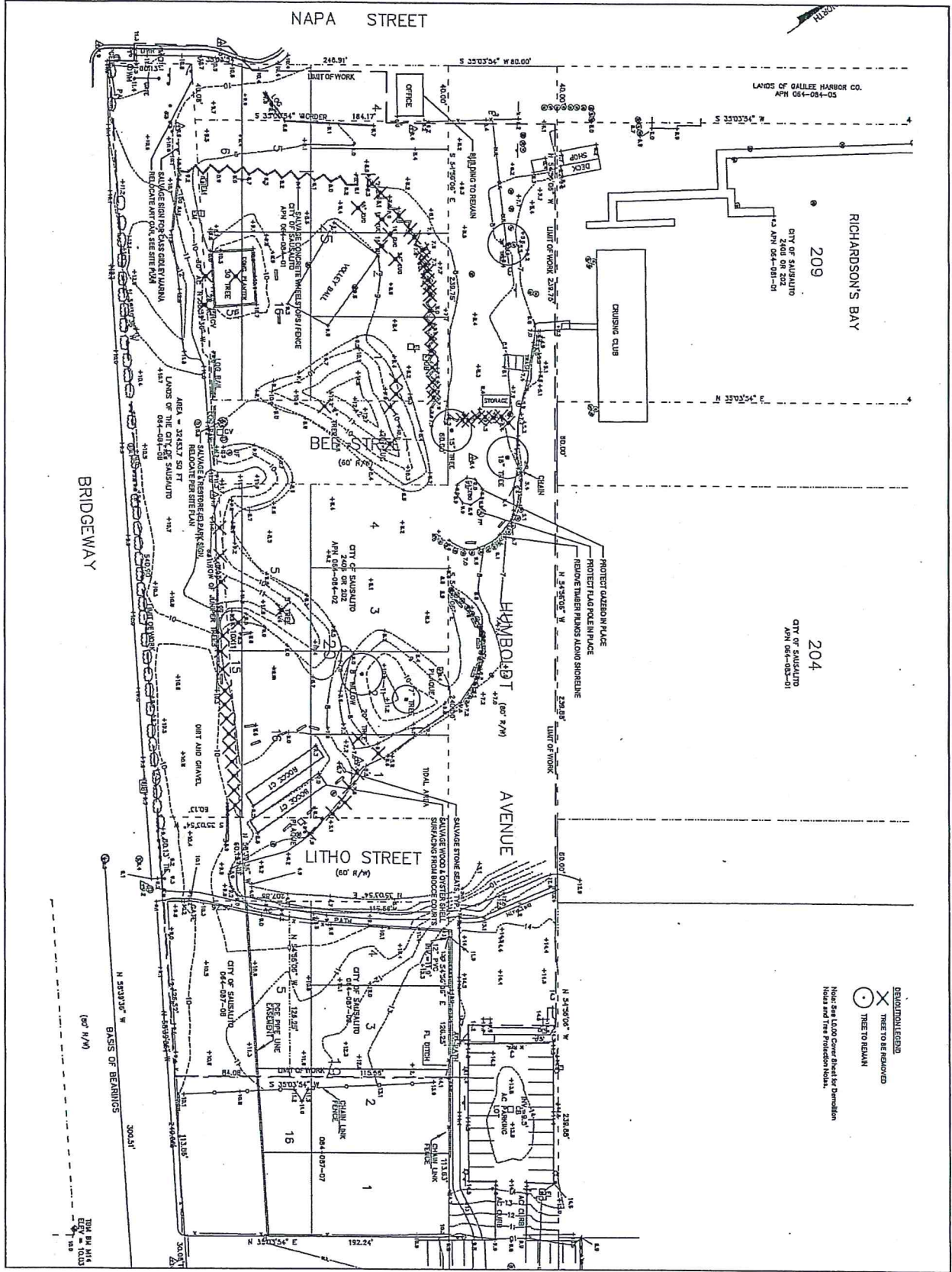
SCALE

SHEET TITLE

EXISTING
CONDITIONS

DRAWN BY:
CHECKED BY:

L1.1



rhaa

LANDSCAPE ARCHITECTS & PLANNERS
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415.774.8800 FAX 415.774.8801 WWW.RHAA.COM

PROJECT IDENTIFIER NAME
Dunphy Park
200 Napa Street
San Francisco, CA 94105

DATE
28 APRIL 2017

REVISIONS

DESIGNER
J. M. M. M.

CONSULTANT

SUBMITTAL
Design Review Permit

PROJECT NUMBER
16042A

DATE
28 APRIL 2017

REVISIONS

DESIGNER
J. M. M. M.

CONSULTANT

NOT FOR CONSTRUCTION

RESTORATION AND SIGNATURE

SCALE
1" = 20'

SHEET TITLE
DEMOLITION PLAN

DATE
28 APRIL 2017

CHECKED BY
J. M. M. M.

12.0