

CALIFORNIA COASTAL COMMISSION

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STAFF RECOMMENDATION
ON CONSISTENCY DETERMINATION

Consistency Determination No.	CD-070-04
Staff:	LJS-SF
File Date:	8/30/2004
60 th Day:	10/29/2004
75 th Day:	11/13/2004
Commission Meeting:	10/14/2004

FEDERAL AGENCY: **Bureau of Land Management**

DEVELOPMENT
LOCATION:

Stornetta Public Lands, Point Arena, Mendocino County
(Exhibits 1 and 2)

DEVELOPMENT
DESCRIPTION:

Interim Management Plan

SUBSTANTIVE FILE
DOCUMENTS:

1. Negative Determination ND-008-04 (BLM, acquisition of Stornetta Brothers Ranch, Point Arena, Mendocino Co.).
2. Draft Environmental Assessment for the Interim Management Plan of the Stornetta Brothers Ranch, BLM, January 2004.
3. Consistency Determination CD-052-02 (BLM, Interim Management Plan for Humboldt Bay South Spit, Humboldt County).

EXECUTIVE SUMMARY

The Bureau of Land Management (BLM) has submitted a consistency determination for an Interim Management Plan (IMP) for the 1,132-acre Stornetta Public Lands, located between State Highway 1 and the Pacific Ocean at Point Arena in Mendocino County. The BLM acquired the property in June 2004 and it includes over two miles of coastline, the estuary of the Garcia River, dunes, meadows, riparian corridors, and wetlands. The IMP would allow low-impact public access and recreational opportunities and provide for the protection and inventory of natural and cultural resources during the two- to three-year time period allocated to develop a long-term Resource Management Plan. Specific development under the IMP would likely include a temporary day-use parking area; areas designated as open or closed to foot, horse, and mechanized vehicle traffic; a basic foot trail system with signing; informational kiosks with safety and natural resources information; and a gate system to open and close the property at specific times in order to maintain the Stornetta Public Lands as day-use only. Environmental assessments will be developed on a site specific and project specific basis, and the BLM will submit additional consistency and/or negative determinations to the Commission as appropriate.

The proposed IMP will provide new opportunities for public access and recreation across the 1,132 acres of the recently-acquired Stornetta Public Lands. Proposed restrictions and controls on public access and recreation during the two- to three-year life of the IMP are appropriate given the need for additional surveys of the property to document the location and distribution of environmentally sensitive habitats and cultural and archaeological resources. In addition, the Commission will review in approximately two to three years a consistency determination for the long-term Resource Management Plan for the Stornetta Public Lands, including the public access and recreation elements of that plan. With these measures, the proposed IMP is consistent with the public access and recreation policies (Sections 30210-14, 30220, 30221, and 30223) of the Coastal Act.

Implementation of the IMP will allow for the continuation of farming and grazing activities on lands retained in private ownership by the Stornetta family adjacent to the Stornetta Public Lands. Livestock grazing will continue on portions of the BLM lands under the provisions of a ten-year lease between the BLM and the Stornetta family. However, the general public will enjoy access to the Stornetta Public Lands under management practices and guidelines that will protect ongoing grazing operations and the new public access and recreational uses. The BLM acknowledges that any changes in agricultural management actions on the 1,132 acre property that could adversely affect other coastal zone resources would be subject to additional federal consistency review. The proposed IMP is consistent with the agricultural policies (Sections 30241 and 30242) of the Coastal Act.

The IMP contains provisions for surveying cultural and archaeological resources, project-specific environmental assessments, coordination with the State Historic Preservation Office (SHPO), coordination with and participation by members of the Manchester Point Arena Rancheria in surveys, monitoring, and excavation, and the development of a long-term resource management plan, including a cultural and archaeological resources element. With these

measures, the proposed IMP is consistent with the archaeological resource policies (Section 30244) of the Coastal Act.

Proposed restrictions and controls on public access and recreation during the life of the IMP are appropriate given the likely presence of endangered species in the environmentally sensitive habitats (e.g., riparian corridors, wetlands, meadows, dune systems) found on the property. The IMP provides for conducting inventories of vegetation and wildlife resources, and for completing additional analysis under NEPA for development projects outlined in the IMP that could generate environmental impacts. The BLM has committed to submitting consistency or negative determinations to the Commission for projects during the two- to three-year life of the IMP that could affect land or water uses or natural resources of the coastal zone, and will submit a consistency determination to the Commission for the long-term Resource Management Plan for the Stornetta Public Lands when that document is completed. Multi-agency law enforcement efforts by the BLM, Mendocino County Sheriff, California Department of Fish and Game, and the U.S. Fish and Wildlife Service will provide an additional measure of natural resource protection. With these measures, the proposed IMP is consistent with the environmentally sensitive habitat, marine resource, and water quality policies (Sections 30230, 30231, and 30240) of the Coastal Act.

STAFF SUMMARY AND RECOMMENDATION

I. Project Description. The Bureau of Land Management (BLM) proposes to implement an Interim Management Plan (IMP) for the 1,132-acre Stornetta Public Lands, located between State Highway 1 and the Pacific Ocean at Point Arena in Mendocino County and acquired by BLM in June 2004 (**Exhibits 1-4**). In February 2004 the Executive Director concurred with a negative determination from the BLM for the change in ownership of the subject property from the Stornetta Brothers Coastal Ranch to the BLM. The Stornetta Public Lands are now owned and controlled by the BLM. Section 304(1) of the Coastal Zone Management Act excludes from the coastal zone all lands held in trust by or whose uses are subject solely to the discretion of the federal government. Notwithstanding this exclusion, if proposed activities on excluded lands could affect land or water uses or natural resources of the coastal zone, those activities must be reviewed for consistency with the California Coastal Management Program (CCMP). It is in this context that the Commission is reviewing the proposed IMP for the Stornetta Public Lands for consistency with the CCMP. (In a similar action, in December 2002 the Commission conditionally concurred with consistency determination CD-052-02 for an Interim Management Plan for lands under BLM management along the South Spit of Humboldt Bay.)

The IMP first provides background information on the Stornetta Public Lands:

The 1,860 acre Stornetta Brothers Ranch is located along the Mendocino County coastline just north of the town of Point Arena. It includes over 2 miles of the coastline, the estuary of the Garcia River and adjacent beach, and a small island accessible during low tide. It borders the Pacific Ocean and the historic Point Arena Lighthouse on the west. To the north it is bordered by Manchester State Park. To the east it is bordered by State Highway 1 and Windy Hollow County Road. Land ownership to the south includes a property

formerly owned by the U.S. Coast Guard, which now belongs to Mendocino Community College, and another private ranch. The college site, known as the Loran Station, is used for college classes and as a marine research facility. The small island, Sea Lion Rocks, will be proposed as an addition to the [BLM's] California Coastal National Monument system. The Stornetta Brothers Ranch property was operated as a private ranch, producing beef cattle and agricultural products such as peas, potatoes and beans.

The property is recognized by several state and federal agencies as containing significant natural resources, including important wildlife habitat, several riparian corridors, extensive wetlands, ponds and other water sources, cypress groves, meadows and sand dunes. Migratory waterfowl, shore birds, raptors, and several endangered species can be found on the property. The Garcia River is prime coho and chinook salmon habitat. It is a key recovery area in recent Endangered Species Act listings.

Negotiations for acquisition of the ranch by public agencies began over 5 years ago. The owners wanted to sell the property for conservation purposes as opposed to opening the land for development. A portion of the Stornetta family wanted to stay and continue the agriculture and grazing operation. Additionally, ranching and farming activities were recognized as a benefit to some of the species found on the property. The negotiations were at an impasse as none of the agencies involved were able to manage such a diverse set of uses. The Bureau of Land Management was approached as a possibility for long term management of the property. BLM's multiple use mission allows for conservation as well as agriculture and grazing uses.

Funding for acquisition came from The State Coastal Conservancy, the Wildlife Conservation Board and U.S. Fish and Wildlife Service. The Nature Conservancy was the acquiring entity. They donated the property to BLM.

The sale divided the ranch into three separate ownership/management configurations. The family compound which contains all the dwellings, ranch operation and out buildings, has been retained by the Stornetta family in fee. This property is approximately 87 acres in size. Approximately 1132 acres has been donated to the BLM in fee. The Stornetta family retained a grazing lease on this property for 10 years. The remaining 579 acres remains in fee ownership with the Stornetta family, with a conservation easement being transferred to the BLM "exclusively for the purposes of (a) enabling continued agricultural use by preserving and protecting in perpetuity the agricultural values, character, and utility of the property; and (b) preserving the scenic, open space, and natural resource and habitat values of the property ..."

In September 2004 the BLM clarified the above acreage figures in a memo to Commission staff. The Stornetta Ranch comprised approximately 1,860 acres in the late 1920s. Currently, the breakdown of this acreage figure is as follows: 1132 acres are held in fee by BLM, 87 acres are held in fee by the Stornetta family, 581 acres held in fee by the Stornetta family are in a conservation easement, 1.5 acres are held in fee by Caltrans at the State Highway 1 bridge at Hathaway Creek, 11 acres underlying Lighthouse Road are held in fee by the Point Arena

Lighthouse Keepers Association, 38 acres are covered by high water in the Garcia River estuary, and 9.5 acres have been lost to coastal erosion over the last 75 years.

The IMP also provides "Preliminary Goals and Objectives" for the Stornetta Public Lands, which will serve as a framework for proposed development that may occur during the life of the IMP:

- 1. Sustain local custom and culture through management for agricultural purposes.*
- 2. Manage for the protection and enhancement of threatened and endangered plant and animal species and their habitats.*
- 3. Provide public access to the California Coastal National Monument.*
- 4. Provide for location, construction and use of the California Coastal Trail.*
- 5. Sustain the economic viability of the region.*
- 6. Provide for research opportunities both on the property and on the California Coastal National Monument.*
- 7. Manage for public recreation opportunities and uses such as hiking, wildlife observation, photography, fishing, and environmental education.*
- 8. Provide a management presence, including visitor services and law enforcement personnel. Develop a cooperative effort by various law enforcement agencies, including the County Sheriff's Department, California Department of Fish and Game (DFG), Bureau of Land Management (BLM), and U.S. Fish and Wildlife Service (FWS).*

The IMP next includes a discussion of the BLM's concept of "adaptive management" which will be used on the Stornetta Public Lands during the IMP implementation period:

This Interim Management Plan (IMP) provides the BLM with guidance to manage the acquired fee property under its statutes and regulations and to provide associated management which will allow agricultural practices to continue on the conservation easement prior to the completion of a Resource Management Plan (RMP). The IMP will allow for a minimal level of services and public uses, while providing resource protection, and habitat restoration.

The key to the IMP is the concept of adaptive management. It will be incorporated where appropriate and necessary to achieve the appropriate levels of public service and resource protection. The key to adaptive management is the willingness of management to let new information drive adaptation to changing conditions and information. To be successful, the plan must have the flexibility to adapt and respond to new information. With an initial level of knowledge and technology, and a baseline inventory, implementation will begin, followed by monitoring and evaluation of activities, their outcomes, and use levels. Using new

knowledge and information, management actions can be modified to best meet the overall objectives of the plan. Most on-the-ground adjustments will fall within the realm of administrative change. Others may require additional environmental documentation, Endangered Species Act compliance, and/or concurrence with other State and Federal regulatory agencies' rules and policies. An example of an adaptive management practice would be if western snowy plover breeding habitat (a threatened species) is found during the initial inventory process after acquisition of the ranch, immediate steps would be taken to bring management practices into compliance with recovery needs.

The RMP effort began in January, 2004, and is scheduled to be completed by 2006. During the long-term RMP process, individuals, groups, and organizations will have the opportunity to participate in the development of the plan along with local, state, and federal agencies.

The IMP next provides information on the development and planning actions that would occur during the two- to three-year life of the IMP:

[The IMP] will allow for a baseline level of public access, uses, and services, while providing for resource protection, and habitat restoration. Those actions are likely to include locating and constructing a temporary day-use parking area; designating areas that will be open or closed to foot, horse, mechanized vehicle traffic; designing and constructing a basic foot trail system, and signing for that system; designing and installing informational kiosks with safety and natural resources information; and devising a gate system to open and close the property at specific times in order to maintain the area as day-use only. These actions may be changed or modified as we gain experience managing the area, or during the development of the Resource Management Plan. Environmental assessments will be developed on a site specific and project specific basis. The environmental assessments will provide for input and comments from the general public. Specific actions and location of facility sites will be limited by the location of cultural resources, Native American concerns, threatened, endangered, and sensitive species, riparian rehabilitation and water quality mitigation work, and soil type, and proximity to neighbors.

Following is a BLM list of management actions and projects which may be implemented under interim management of the Stornetta Public Lands:

1. Parking Areas (includes grading, graveling, restrooms, trash bins, corridors, barriers):	\$140,000
2. Signing (includes 2 kiosks)	\$ 30,000
3. Brochure / Publications	\$ 15,000
4. Native American Consultation	\$ 5,000
5. Call Box	\$ 15,000
6. Vehicle Barriers	\$ 35,000
7. Temporary site steward	\$ 60,000 (3 years)

TOTAL \$300,000

In addition to these contract-funded projects, in-house BLM staff will conduct detailed inventories of cultural, archaeological, wildlife, and vegetation resources on the Stornetta Public Lands during the interim management period.

For additional details on the proposed interim management actions for the Stornetta Public Lands, see **Exhibit 5**.

As a part of the IMP, the BLM has committed to preparing future negative determinations and/or consistency determinations for individual developments on the Stornetta Public Lands that could affect the coastal zone, once sufficient details and NEPA documentation for such projects become available (e.g., temporary parking area along Lighthouse Road, repair and replacement of bluff-top fencing, construct trails).

II. Status of Local Coastal Program. The standard of review for federal consistency determinations is the policies of Chapter 3 of the Coastal Act, and not the Local Coastal Program (LCP) of the affected area. If the LCP has been certified by the Commission and incorporated into the California Coastal Management Program (CCMP), it can provide guidance in applying Chapter 3 policies in light of local circumstances. If the LCP has not been incorporated into the CCMP, it cannot be used to guide the Commission's decision, but it can be used as background information. The County of Mendocino's LCP has been certified by the Commission and incorporated into the CCMP.

III. Federal Agency's Consistency Determination. The Bureau of Land Management has determined the project consistent to the maximum extent practicable with the California Coastal Management Program.

IV. Staff Recommendation.

The staff recommends that the Commission adopt the following motion:

MOTION: I move that the Commission **concur** with consistency determination CD-070-04 that the project described therein is fully consistent, and thus is consistent to the maximum extent practicable, with the enforceable policies of the California Coastal Management Program (CCMP).

Staff Recommendation:

The staff recommends a **YES** vote on the motion. Passage of this motion will result in a concurrence with the determination and adoption of the following resolution and findings. An affirmative vote of a majority of the Commissioners present is required to pass the motion.

Resolution to Concur with Consistency Determination:

The Commission hereby **concurs** with the consistency determination by the Bureau of Land Management, on the grounds that the project described therein is fully consistent, and thus is consistent to the maximum extent practicable, with the enforceable policies of the CCMP.

V. Findings and Declarations:

The Commission finds and declares as follows:

A. Public Access and Recreation. The Coastal Act provides the following:

Section 30210. In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

Section 30212(a). Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where:

- (1) It is inconsistent with public safety, military security needs, or the protection of fragile coastal resources . . .*
- (2) Adequate access exists nearby, or. . .*
- (3) Agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.*

Section 30213. Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

Section 30214.

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

(1) Topographic and geologic site characteristics.

(2) The capacity of the site to sustain use and at what level of intensity.

(3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.

(4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.

(c) In carrying out the public access policies of this article, the commission and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

Section 30220. *Coastal areas suited for water-oriented recreational activities that cannot be readily provided at inland water areas shall be protected for such uses.*

Section 30221. *Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*

Section 30223. *Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.*

The project description outlines the kinds of public access and recreation improvements that the BLM intends to develop during the two- to three-year life of the Interim Management Plan (**Exhibit 5**). The Stornetta Public Lands will provide numerous public access and recreational opportunities, primarily centering on sightseeing, wildlife viewing, picnicking, fishing, hiking, and equestrian use. The BLM states in the consistency determination that:

The IMP calls for low impact activities to be allowed over the next two to three years. Foot access, equestrian use, and continued grazing under a pre-existing grazing lease are the

main components of allowable activities. No mechanized vehicles will be allowed on the property except for administrative use . . .

Access to the coastal zone is provided via Lighthouse and Miner Hole county roads. Currently the public can visit the shoreline by using the pass-throughs in the fencing at the locations shown on the Proposed Interim Facilities map. However, there is no safe public parking available except at the end of Miner Hole road, a minimally developed dirt county road which is not passable year around. Two parking lots exist at either end of Lighthouse road. Point Arena Lighthouse, a private facility owned and operated by the Point Arena Lighthouse Keepers Association, has a \$5 fee per person for entry on their property. Rollerville Junction, a private campground/store/café, has a parking lot for their customers. Lighthouse Road is very narrow and parking on the verges is either impossible or presents a threat to public safety. A parking facility, open from ½ hour before sunrise to ½ hour after sunset, will be sited and built along Lighthouse Road, the paved, all-weather access to the property. The parking facility will be large enough to accommodate motor homes and vehicles with horse trailers. The lot will be gravel surfaced and temporary restrooms will be provided.

There will be no fee for use of either the parking facility or the Stornetta Public Lands.

Regarding the property contained within the conservation easement, the Draft Environmental Assessment states that:

The 579 acres of land covered by the conservation easement will continue to be owned by the Stornetta family, and will continue in agricultural use, including farming and grazing. Management of the conservation easement is by BLM, and is consistent with the rights and interests conveyed in the easement. There will be no public access to the conservation easement. The acquisition of the easement accepts the property in current condition, with uses and practices that are in place and ongoing.

The IMP states that environmental and cultural studies will be completed before a final decision on the exact location of the parking area along Lighthouse Road is made. However, the site to be selected would, at a minimum, be leveled, fenced, gated, and graveled, and temporary restroom facilities would also be provided. Pass-through structures will be placed in the fences on Lighthouse Road to allow for public access across the Stornetta Public Lands, and a pass-through will be installed in the fence between the Point Arena Lighthouse property and the public lands overlooking the Garcia River. The BLM will work with the Coastal Conservancy to select a location for the Coastal Trail corridor, will work with Mendocino County to install a barrier at the end of Minor Hole Road to prohibit the use of off-highway vehicles on the Stornetta Public Lands, and will work with the Coastal Conservancy, Wildlife Conservation Board, and U.S. Fish and Wildlife Service for a Garcia River Crossing.

Informational, directional, and regulatory signs and kiosks will be installed at appropriate locations. These structures will display safety information, rules and regulations, types and locations of seasonal uses, and interpretive themes related to wildlife, vegetation, and historic

and cultural resource values. A brochure and map will be produced and will include information about the area's historic and cultural values, recreational opportunities, wildlife and vegetation, restoration efforts, and rules and regulations.

The Commission finds that the proposed IMP will provide new opportunities for public access and recreation across the 1,132 acres of the recently-acquired Stornetta Public Lands. Proposed conceptual parking, trail, and interpretive improvements adjacent to Lighthouse Road are sited and designed to protect scenic views and sensitive resources, but will be subject to further environmental analysis and review for consistency with the Coastal Act prior to construction. Proposed restrictions and controls on public access and recreation during the two- to three-year life of the IMP are appropriate given the need for additional surveys of the property to document the location and distribution of environmentally sensitive habitats and cultural and archaeological resources, and are consistent with the access implementation considerations discussed in Section 30214 of the Coastal Act. Cooperative law enforcement agreements among the BLM, the Mendocino County Sheriff, California Department of Fish and Game, and the U.S. Fish and Wildlife Service will ensure that natural resources and visitors will be protected. Should the BLM determine that changes to the access and recreation restrictions are necessary during the life of the IMP, the Commission would have the opportunity to review these proposed changes through a consistency or negative determination. In addition, the Commission will review in approximately two to three years a consistency determination for the long-term Resource Management Plan for the Stornetta Public Lands, including the public access and recreation elements of that plan. Therefore, the Commission finds that the IMP is consistent with the public access and recreation policies (Sections 30210-14, 30220, 30221, and 30223) of the Coastal Act.

B. Agricultural Resources. The Coastal Act provides the following:

Section 30241. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas, agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

- (a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.*
- (b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses or where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.*
- (c) By permitting the conversion of agricultural land surrounded by urban uses where the conversion of the land would be consistent with Section 30250.*

(d) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(e) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(f) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b), and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

Section 30242. All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

The IMP provides background information on the historical livestock grazing operations at the Stornetta Brothers Ranch:

The Stornetta Brothers Ranch is an intensively managed cow/calf operation, maintaining approximately 250 cows, 9 bulls and 200 calves. The ranch is divided into 16 pastures. Eight irrigated pastures will remain on the private lands, and 3 dryland pastures and 1 sand hill pasture will be located on public land. Dryland pasture production is estimated at 20,000 lbs/acre, i.e. approximately 25 AUM's/acre. [An AUM is the amount of forage needed by an "animal unit" (a mature cow and her calf) grazing for one month.]

Rotational grazing is used in the pastures to control grazing intensity, frequency and season of use. Seasonal grazing is used to maintain the vigor of herbaceous or woody plants in the pastures by grazing a particular time of the year when plants can tolerate grazing. Pastures are periodically rested for at least a full year to allow for restored vigor and seed production. Temporary exclosures are constructed to allow more than a year rest with the plan to allow grazing in the future. Permanent exclosures are employed to protect critical areas from grazing. Livestock distribution is facilitated by water developments, hay, salt or supplemental feed placement and cross fencing.

Land treatments historically done on the ranch include range seeding, range fertilization, tree planting, critical area planting, brush control and prescribe burning. Water developments include troughs, tanks, water gaps, stock ponds and wells. Stream corridor improvements, and 50 to 100 foot buffer strips to maintain riparian habitat have also been used. Hathaway Creek and riparian area is proposed to be permanently excluded from grazing.

The IMP clarifies the extent of grazing operations that will continue on the BLM's Stornetta Public Lands:

The ranch maintains between 150 and 200 head of cattle on the property transferred into federal ownership. A grazing lease originally between family members was transferred to BLM along with the property. This lease will allow for continued cattle grazing for 10 years. Pastures 8, 11, 12, and 13 will continue to be grazed. Old pasture 15, split between private and federal ownership, will not be grazed. It consists primarily of Gaskar Slough and Hathaway Creek. [Exhibit 6]

And, as noted above in Section A of this report, the 581 acres of land covered by the conservation easement held by the BLM will continue to be owned, farmed, and grazed by the Stornetta family.

Implementation of the IMP will allow for the continuation of farming and grazing activities on the lands retained in private ownership by the Stornetta family. Livestock grazing will also continue on portions of the 1,132 acres now owned by the BLM under the provisions of a ten-year lease between the BLM and the Stornetta family. However, the general public will also enjoy access to the BLM property under management practices and guidelines that will protect ongoing grazing operations and the evolving public access and recreational uses. The BLM acknowledges that any changes in agricultural management actions on the 1,132 acre property that could adversely affect other coastal zone resources would be subject to additional federal consistency review. Therefore, the Commission finds that the proposed IMP is consistent with the agricultural policies (Sections 30241 and 30242) of the Coastal Act.

C. Cultural Resources. The Coastal Act provides the following:

Section 30244. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be applied.

The IMP documents the cultural and Native American heritage present on and adjacent to the Stornetta Public Lands:

Indigenous peoples believe that they have been in the Coast Ranges of northern California since "time immemorial." Archaeological and linguistic data suggest that initial occupation may have occurred around 11,500 years before present. Yukian speakers were likely the first inhabitants of the Mendocino Coast, but were later pushed out of the area by Pomoan speakers. When Europeans arrived in the plan area, it was occupied by one of the seven Pomoan language groups, collectively referred to as the Central Pomo. Central Pomo territory extended along the Mendocino Coast from just north of the Navarro River, about 35 miles to the vicinity of the Gualala River, and 40 miles inland to the crest of the range east of the Russian River.

There is a great deal of literature available on the subject of Pomo culture. Kroeber's various works, for example, provide valuable information on religion (1907), kinship (1917) and language (1911). Barrett (1908), Gifford (1928), Loeb (1926) and Stewart (1943) also

wrote extensively on Pomo culture. Of particular importance to the plan area is a compilation titled Identity Crises: Changes in Life Style of the Manchester Band of Pomo Indians (Theodoratus 1971). This work provides the most comprehensive overview and analysis of data related to plan area including a reconstruction of pre-contact Central Pomo culture and information on the post-contact interplay between indigenous peoples and Europeans.

While the Central Pomo did not have a name for themselves, there were recognized subdivisions. The *bōyā*, now commonly referred to as Boya, were westerners and coast people. Bokeya (*bōkāyā*), which once referred to inland Central Pomo groups, is now sometimes used to refer to the coast Central Pomo, likely because modern Manchester Point Arena Rancheria is comprised of descendants from both groups.

Boya territory generally consisted of beach habitat and open country which extended inland up to two miles where it met with the redwood belt. The climate in this area was generally mild, with temperatures ranging from fifty to no more than 80 degrees in the summer months. The coastal Central Pomo villages were situated inland near creeks. There was a principal Boya village site within the plan area called *pda'haū*, which translated means "river mouth" (Barrett 1908:164). The name of this village was later transferred to present-day Manchester Point Arena Rancheria which is situated approximately four miles upstream from the original village site adjacent to the plan area.

...

The Mexican period proved to be the most damaging to the Central Pomo and thus resulted in the most resistance as thousands of native people were enslaved and killed outright or by disease. In 1844, a land grant was issued to Rafael Garcia within the plan area. In return for exploitive labor, native people were allowed to reside within the Rancho borders. American fur traders and explorers also began to be a presence in the area during the Mexican period, but John Sutter's discovery of gold near Sacramento in 1839 brought the first major onslaught of miners into California. These and later immigrants caused the most violent decreases in native populations, and ultimately the end of pre-contact lifeways. Sometime around 1898, what remained of the coast Central Pomo were forced onto Manchester Point Arena Rancheria, the current boundaries of which are adjacent to the plan area.

...

An inventory of portions of the Stornetta Brothers acquisition has been conducted including an extensive literature search and cursory field inventories. Neither the record search nor the field efforts revealed the presence of archaeological remains within the plan area.

A number of archaeological surveys have been conducted near the plan area that are of relevance. Manchester State Park, which is situated adjacent to the Stornetta Brothers property, contains a number of archaeological resources including historic sites related to

homesteading and one prehistoric lithic scatter. Remote sensing was undertaken within the park to identify buried archaeological sites in the dunes, including rumored shipwrecks. This work revealed some subsurface anomalies, but to date excavations have not been conducted to determine if they are archaeological remains.

The previously discussed archival and field research indicates that there is probability for the presence of unknown archaeological resources within the plan area. There is high probability of buried archaeological remains, particularly within the dune habitat on the western edge of the property.

Archaeological resource types expected to occur within the plan area include:

- 1) prehistoric village sites (including the possible remains of pda'haū);*
- 2) accumulations of culturally modified or imported shell;*
- 3) obsidian or chert lithic debris, isolated projectile points, pestles/mortars and other physical remains of prehistoric hunting and gathering activities;*
- 4) buildings, structures and objects associated with historic homesteading, cattle operations, and agricultural ventures;*
- 5) historic shipwreck debris.*

Use of coastal resources by Native Americans is well-documented ethnographically, and has continued along the Mendocino coast to the present. The Central Pomo were, and still are, heavily reliant on the bounty of the Garcia River and the Pacific. Personal communications between Ukiah Field Office staff and Boya descendants indicates that the people of Manchester Point Arena Rancheria actively procure traditional resources along the coast including:

- 1) seaweed, kelp, sea urchin, abalone, rock fish and other food items;*
- 2) various shell types for regalia making;*
- 3) various basketry materials including willow and sedge root from the Garcia River watershed.*

The people of Manchester Point Arena Rancheria have not had access to resources within the Stornetta Brothers property for some time, but it is expected that procurement activities within the plan area will resume once a portion of the property is in public ownership.

The IMP addresses how cultural resources will be protected during the life of the IMP:

As legally mandated, all undertakings proposed within the plan area will be preceded by project specific archaeological inventories and tribal consultation to ensure proper consideration of all resource values. Uninventoried portions of the property are considered moderately sensitive archaeologically. In terms of traditional cultural resources, the property, particularly the beach and riparian habitats, are considered highly sensitive.

Negative impacts to cultural resources result from both natural and modern cultural processes. Examples of impacts to archaeological resources can include casual surface collection of artifacts by recreationists, streambank erosion, and natural wearing down of land surfaces over time. Scientific research and monitoring continue to be the most effective tools for mitigating such impacts. Potential impacts to the traditional cultural resources include pesticide and herbicide use, over-collection of resources by commercial operations and environmental degradation caused by cattle grazing and other modern activities. Regular and timely consultation with tribes is needed to prevent and mitigate such impacts.

The IMP notes that there are numerous federal laws and regulations regarding the management and protection of cultural and archaeological resources that may pertain to the Stornetta Public Lands: National Historic Preservation Act of 1966, National Environmental Policy Act of 1969, Federal Land Policy and Management Act of 1976, American Indian Religious Freedom Act of 1978, Archaeological Resources Protection Act of 1979, Executive Order 13084 of 1998, and 1998 Protocol Agreement between the California BLM and the State Historic Preservation Office.

The BLM reports that each project to be implemented under the IMP will undergo a detailed environmental assessment, including an evaluation of potential effects on cultural and archaeological resources. The Draft Environmental Assessment for the IMP notes that:

Tribal consultation has been initiated and is ongoing. Members of the Manchester Point Arena Rancheria have expressed concerns regarding management and protection of archaeological sites and marine resources such as seaweed, sea plam, and abalone.

The IMP for the Stornetta Public Lands contains provisions for surveying cultural and archaeological resources, project-specific environmental assessments, coordination with the State Historic Preservation Office (SHPO), coordination with and participation by members of the Manchester Point Arena Rancheria in surveys, monitoring, and excavation, and the development of a long-term resource management plan, including a cultural and archaeological resources element. Therefore, the Commission finds that the IMP will not adversely affect cultural resources on the Stornetta Public Lands, that the necessary coordination with SHPO and adherence with SHPO recommendations will occur, and that the plan is consistent with the archaeological resource policies (Section 30244) of the Coastal Act.

D. Environmentally Sensitive Habitat and Marine Resources. The Coastal Act provides the following:

Section 30230. Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231. *The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.*

Section 30240.

- (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*
- (b) Development in areas adjacent to environmentally sensitive habitat areas and park and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

The IMP states that the Stornetta Public Lands contain significant natural resources, including important wildlife habitat, several riparian corridors, extensive wetlands, ponds and other water sources, cypress groves, meadows, and sand dunes. The IMP also reports that migratory waterfowl, shore birds, raptors, and several endangered species can be found on the property, and that the Garcia River is prime coho and chinook salmon habitat (**Exhibit 7**).

However, given that these lands were privately owned until earlier this year, a comprehensive and accurate natural resources inventory does not exist. Thus, one of the highest priority actions to be addressed by the BLM during the interim management plan period is to conduct inventories of vegetation and wildlife resources, while allowing only low-impact public access and recreational activities on the upland site. (The BLM reports that it has no jurisdiction over marine resources adjacent to the Stornetta Public Lands, but that it will continue to work in close partnership with the California Department of Fish and Game and the National Marine Fisheries Service when marine resources could be a factor in BLM's land management actions.)

The IMP includes extensive discussion of the natural resources inventories that the BLM will conduct on the Stornetta Public lands:

Riparian Areas:

The BLM will initiate an assessment on the portion of Hathaway Creek that has been acquired. The assessment will determine if the riparian zone is in a Proper Functioning Condition (PFC). The assessment will contribute to future management decisions and actions. Water quality program monitoring will be initiated to establish a water quality index (WQI) that will guide future management strategies. Some of the parameters that will provide the necessary data are; temperature, pH, sediment, turbidity, dissolved

oxygen, biochemical oxygen demand, total phosphates, nitrates, total solids, and fecal coliform. Whenever possible the data collected using Global Positioning Systems (GPS) will be incorporated in to a Geographic Information Systems (GIS) database. These assessments will contribute to future management decisions and actions.

Ponds and Wetlands:

Any ponds present will be characterized (e.g., surface, depth, water source, vegetation, and habitat), and a determination will be made if the ponds are in PFC. Wildlife use of the ponds will be inventoried. Initial assessments of abandoned ponds, if present, will determine if the ponds would provide wildlife habitat if water was re-introduced. All of the ponds will be mapped using GPS and incorporated into a GIS database. These assessments will contribute to future management decisions and actions.

The BLM will initiate an assessment of existing wetland areas. Additionally, historical wetland areas that have capabilities and potential to function as wetlands will be included in the assessment process. A determination will be made if the wetlands are in PFC. Some of the characteristics that will be assessed are hydro-geomorphic conditions, vegetation, erosion and deposition, soils, water quality, and biotic community. These assessments will contribute to future management decisions and actions.

Wetland sites will mapped using GPS and incorporated into a GIS database.

Vegetation:

Because there is no inventory data available for the property, the RMP has presented a perfect opportunity for BLM to conduct the inventories and studies needed to assess what vegetative resources are currently present on the property. BLM began making vegetation inventories in the spring of 2004. Additionally, data exists for properties bordering the ranch, and that information will be used as a reference point. Vegetative types and possible sensitive plant species populations are being identified and mapped. The mapping will provide valuable recreation, restoration, and wildlife planning assistance. Habitat features valuable to wildlife, such as ephemeral wetlands, will be included in the mapping.

Research proposals will be considered during the interim management period. Proposals will be evaluated based on the following criteria: 1) they cannot alter natural resource values; 2) they should not compete with other approved projects; and 3) they must contribute to the management and conservation of native populations and habitats on the ranch.

Wildlife:

As with vegetation, this interim period will be used to conduct inventories of wildlife on

the property. As a federal agency, the BLM is required to consult with the Fish and Wildlife Service (FWS) as required by the Endangered Species Act, as amended, and receive a biological opinion on proposed actions. Discovery or confirmation of the existence of endangered species will make it imperative that BLM modify this plan, as necessary, to comply with terms and conditions of the biological opinion to ensure that the continued existence of a species is not jeopardized and that the plan would contribute to the recovery of the species.

Exhibit 8 provides a more detailed discussion of the natural resources present (or which may be present) on the Stornetta Public Lands.

The IMP also includes a section on the management of the conservation easement held by the BLM on lands owned by the Stornetta family:

The 579 acres of land covered by the conservation easement is owned by the Stornetta family, with associated management of a conservation easement passing to BLM. There will be no public access to the conservation easement property. Management of the easement will be consistent with the rights and interests conveyed. They are:

Affirmative Rights and Interests Conveyed in the Conservation Easement:

- a. To identify, to preserve, and to protect in perpetuity the agricultural values, character, and utility, including the soil and water quality; and the open space, scenic, and natural resources values of the property. All of these are referred to below collectively as "the protected values."*
- b. To enter the property and to inspect, observe, and study it to identify the current uses and practices and its baseline condition; and to monitor the grantor's uses of and practices regarding the property to determine whether they are consistent with this easement. Entry shall occur following notice to the grantor, and shall be accomplished in a manner that will not unreasonably interfere with the grantor's allowable uses of the property.*
- c. To study, inspect, manage, maintain, and enhance or improve the property's ponds, riparian, and resource areas for the purpose of enhancing wildlife habitat and benefiting endangered animal and plant species. Management activities shall occur following notice to the grantor, and shall be accomplished in a manner that will not unreasonably interfere with the proper uses of the property. Alterations to physical features or to vegetation shall be restricted to those alterations that are necessary to benefit the protected values and the conservation purpose of this easement. Number and duration of entries to the property for the purpose of management shall be minimized.*
- d. To enforce the rights retained in this easement; to prevent or stop, by any legal means, any activity or use of the property which, in the judgment of the grantee, is*

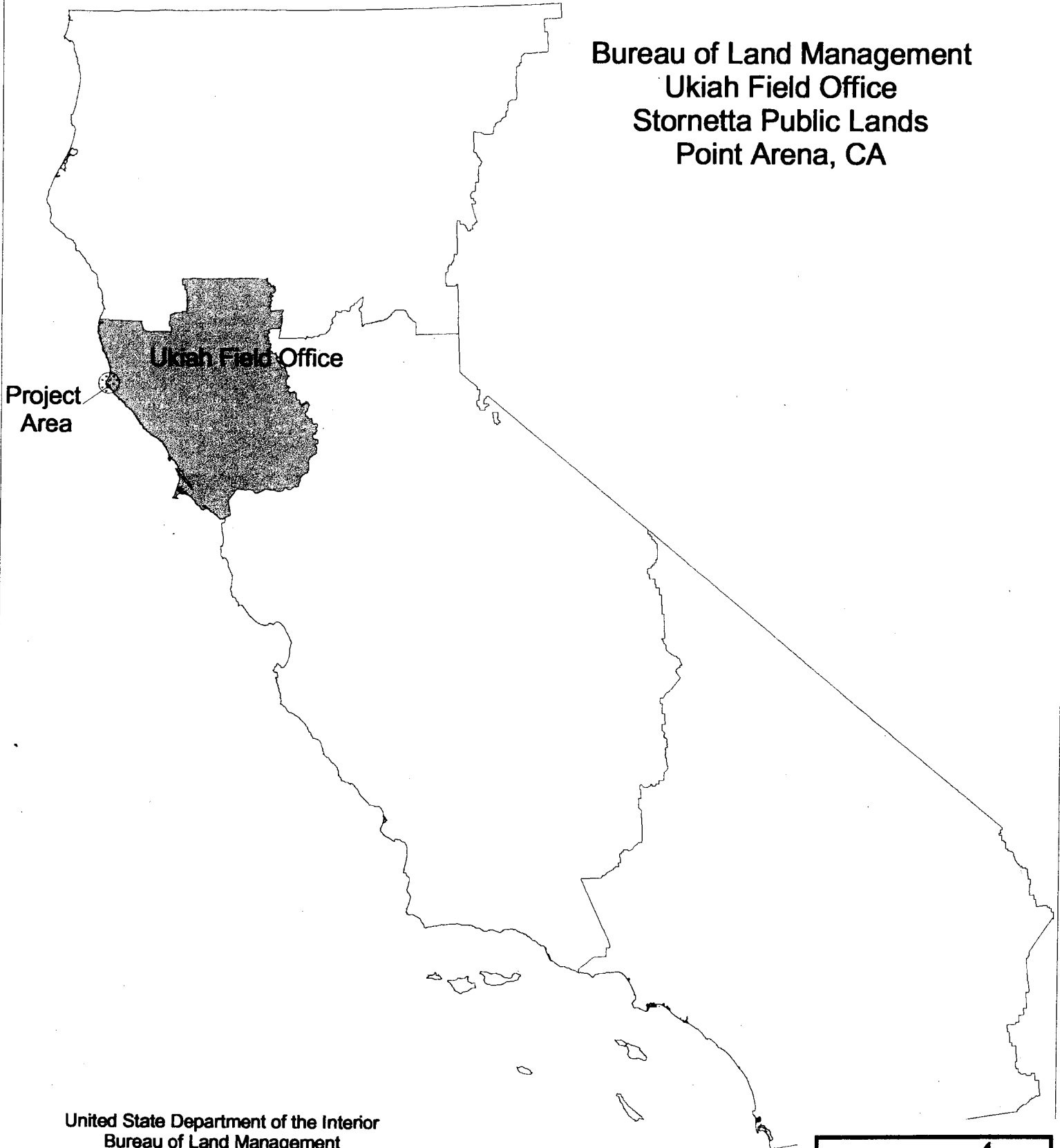
inconsistent with this easement; and to require restoration of areas or features damaged by activities inconsistent with this easement.

- e. To access for itself and its agents to and across the property to adjacent, publicly owned property interests (including, but not limited to, the western dunes, estuary, Garcia River, wetland areas, pools, and riparian areas) for purposes of the grantee and its agents, not limited to study and enhancement of natural resources and areas. Entry shall occur following notice to the grantor, and shall be accomplished in a manner that will not unreasonably interfere with the grantor's allowable uses of the property.*

The acquisition of the easement accepts the property in current condition, with uses and practices that are in place and ongoing. Agricultural use will continue, including farming and grazing.

The Commission finds that the proposed Interim Management Plan for the Stornetta Public Lands includes provisions for only low-impact public access and recreational activities. Proposed restrictions and controls on public access and recreation during the life of the IMP are appropriate given the likely presence of endangered species in the environmentally sensitive habitats (e.g., riparian corridors, wetlands, meadows, dune systems) found on the property. As a part of the IMP, the BLM will conduct inventories of vegetation and wildlife resources on the Stornetta Public Lands. The IMP provides for completing additional analysis under NEPA for development projects outlined in the IMP that could generate environmental impacts. The BLM has committed to submitting consistency or negative determinations to the Commission for projects during the two- to three-year life of the IMP that could affect land or water uses or natural resources of the coastal zone. In addition, the BLM will submit a consistency determination to the Commission for the long-term Resource Management Plan for the Stornetta Public Lands when that document is completed in approximately two to three years. Multi-agency law enforcement efforts by the BLM, Mendocino County Sheriff, California Department of Fish and Game, and the U.S. Fish and Wildlife Service will provide an additional measure of natural resource protection on the site. Therefore, with these considerations, the Commission concludes that the proposed IMP would protect environmentally sensitive habitat on the Stornetta Public Lands and is consistent with the environmentally sensitive habitat, marine resource, and water quality policies (Sections 30230, 30231, and 30240) of the Coastal Act.

Bureau of Land Management
Ukiah Field Office
Stornetta Public Lands
Point Arena, CA



United State Department of the Interior
Bureau of Land Management
Ukiah Field Office
2550 N. State Street
Ukiah, CA 95482
707-468-4000

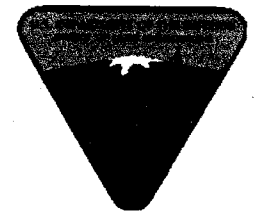
EXHIBIT NO. 1








APPLICATION NO.

CD-070-04

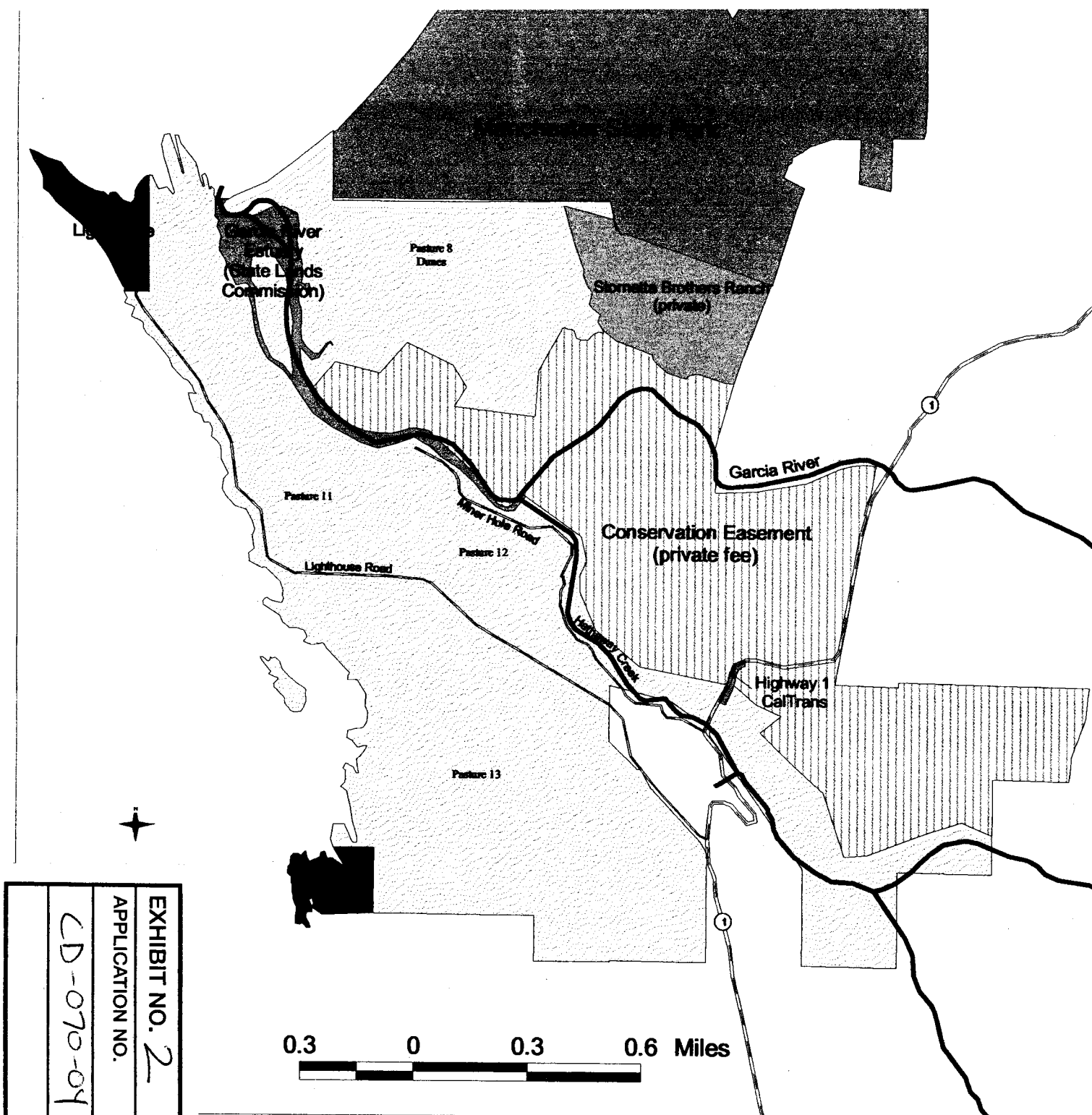
Stornetta Public Lands

Bureau of Land Management
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 Ukiah, CA 95482
 707-468-4000



- | | |
|---|--------------------------|
|  | BLM |
|  | State of California |
|  | Lighthouse |
|  | Mendocino College |
|  | Stornetta Brothers Ranch |
|  | Conservation Easement |
|  | Private |

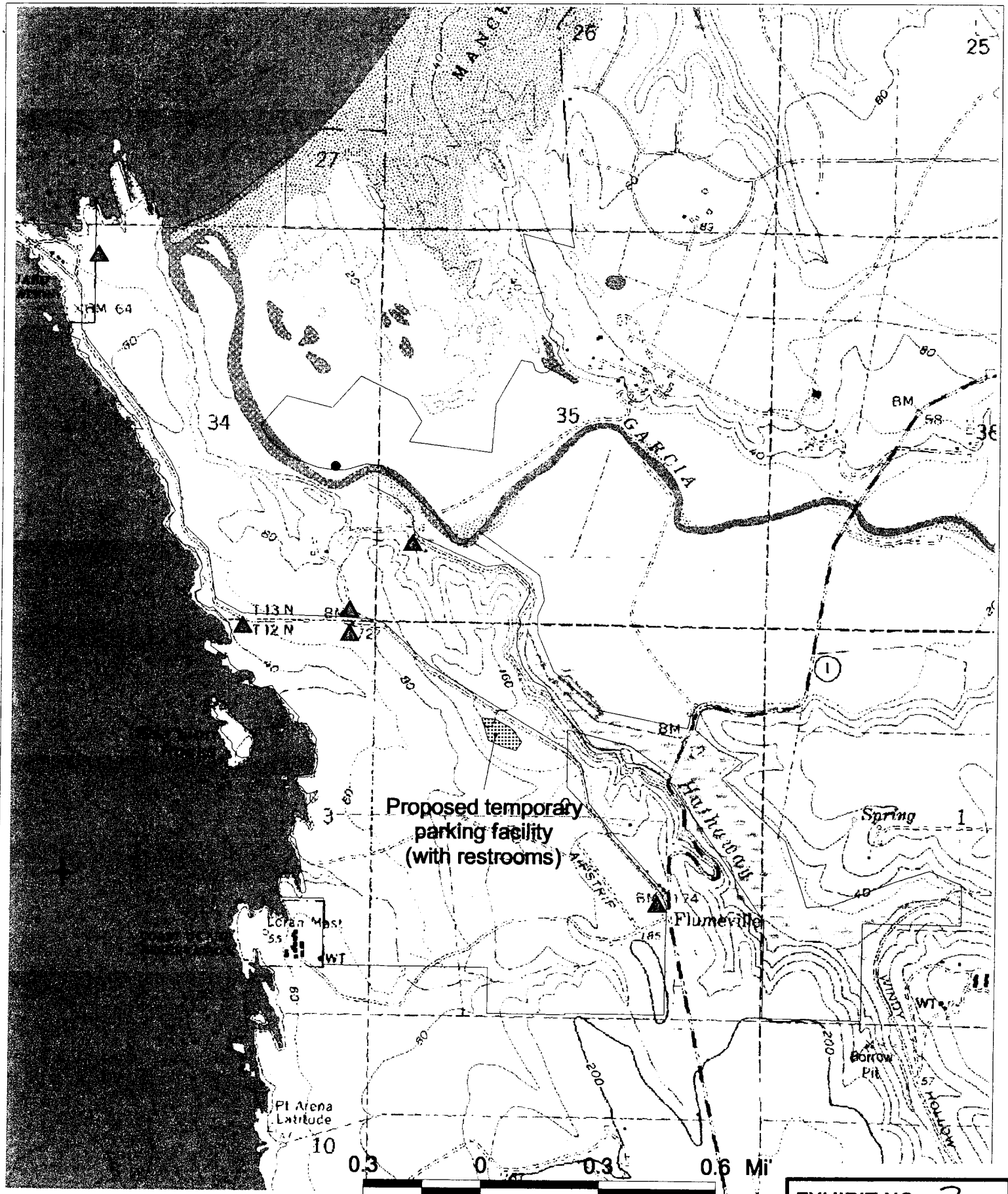
August 2004



0.3 0 0.3 0.6 Miles



EXHIBIT NO. 2
APPLICATION NO.
CD-070-04



	BLM
	River crossing
	Fence Pass-throughs

**Stornetta Public Lands
Proposed Interim Facilities**

EXHIBIT NO. 3
APPLICATION NO.
CD-070-04



	Stonewall Brothers Ranch		Comcourse
	Construction Basement		Manchester State Beach

Map A

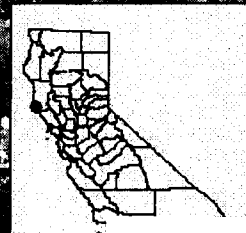


EXHIBIT NO. 4
APPLICATION NO.
CD-070-04

Interim Management Actions

As previously discussed, the ranch has two separate and distinct areas of management involvement. The largest area, 1131.94 acres, was donated in fee to the United States of America for management by BLM. All rules, regulations and policies governing public lands are in effect on this portion. The smaller portion, 579 acres, is being managed according to public land laws as they apply to the rights conveyed in the easement.

Management of Federal Fee Lands

Development Actions Proposed for Interim Use of the Property

The following actions will be considered as immediate steps before the property is opened to the public.

1. A parking facility will be sited, probably along Lighthouse Road. The location will need environmental and cultural studies before a final decision can be made. The site will be leveled, fenced, and graveled to allow for off-street, all-weather parking. The parking facility will be gated to allow for daily closure. Temporary restroom facilities (ADA compatible) will be provided.
2. A crosswalk will be designated and pass-thru structures (with animal and ohv control in mind) will be placed in the fences on Lighthouse Road to allow for public access to the entire property.
3. A pass-thru will be installed in the fence between the Point Arena Lighthouse property and the public land overlooking the Garcia River.
4. All rules will be posted on signs in appropriate locations on the property.
5. BLM will begin working with the Coastal Conservancy for location of the Coastal Trail. Development will probably begin during this period.
6. BLM will work with Mendocino County to barrier the end of Miner Hole Road to prohibit the use of off highway vehicles on the property.

Signs

A variety of informational, educational, directional, and regulatory signs will be developed and installed. The information kiosks will display safety information, and interpretive themes related to vegetation, wildlife, and historical and cultural resource values. Information on types and locations of seasonal uses will be provided. Adjacent to each kiosk will contain a sign displaying the rules and regulations needed to maintain the quality of the area.

EXHIBIT NO. 5
APPLICATION NO.
CD-070-04

Maps

A brochure and map will be developed and include information about the area's historic and cultural values, recreational opportunities, wildlife and vegetation, and restoration efforts, and will provide rules and regulations.

Recreational Opportunities

The Mendocino coast is well known for its scenic qualities, and it is the visual quality and the accessibility of the area that draw visitors as well as new residents. Interim management provides for a variety of recreational opportunities that recognize present as well as historical activities along the northern California coast. Those uses will include activities such as fishing, picnicking, sightseeing, equestrian use, surfing, hiking, photography, and wildlife viewing.

There are two existing county roads traversing the property. Lighthouse County Road is a very narrow paved road extending from State Highway 1 to the Point Arena Lighthouse. It is fenced on both sides. Fences will remain in place to manage livestock grazing and vehicle access. The BLM will request that Mendocino County post "no parking" signs along Lighthouse Road in areas where parking will pose a threat to public safety. Miner Hole Road is a minimally improved dirt track which extends from State Highway 1 along Hathaway Creek, almost to the Garcia River. Coordination with Mendocino County will be done to assess the uses and maintenance needs of the road for possible trailhead access.

For public safety reasons, some recreational activities will be prohibited due to the size, topography, proximity of dwellings, and existing roads on the property. Rules will include:

Rules Guiding Recreational Activities:

1. Use and/or occupancy (including leaving personal property unattended) are prohibited between one-half hour after sunset to one-half hour before sunrise without the written permission of the authorized officer. There are several sink holes that exist on the property which could present a risk to public safety in the dark. Camping will not be allowed for this reason.
2. Dogs must be on a leash not exceeding 6 ft. long. Leash laws are part of the Mendocino County Code. Additionally, it is a protective measure for endangered species.
3. Possession, use and/or discharge of any weapons is prohibited because of the proximity of public roads, homes, the lighthouse, ranching activities, endangered species, and other public visitors. This includes, but is not limited to, all firearms, bows, and paintball devices.
4. Cliff and rock climbing and climbing in and around sink holes is prohibited because of the potential for resource damage to sensitive habitats and endangered species.
5. Hang gliding will be prohibited. The potential for trespass on adjacent private lands, including lands in the conservation easement, resource damage to endangered species habitat and visi-

tor safety concerns are included in this prohibition.

6. Motorized water craft are currently prohibited on the Garcia River by state statute. The use or movement of water craft that results in damage to plants or other resources is prohibited.

7. Open fires, BBQ's and firewood cutting are prohibited because of the potential for wildfire and resource damage.

8. Fireworks are prohibited by federal regulation.

9. All mechanized vehicles including bicycles, and OHV's (excluding wheelchairs) are prohibited because of the potential of damage to endangered species habitat. Vehicles used for ranching activities by the lessee and for agencies for administrative purposes are exempt.

10. Physical damage or removal of any resources which includes but is not limited to plants, animals, cultural artifacts, and driftwood is prohibited.

Visual Resources

Development of trails, signs, kiosks, interpretative information, trailhead/parking facilities, and other types of development should be kept to a minimum, and strategically located to minimize degradation of the visual resources and natural beauty of the area.

Commercial Use

Commercial use permits will not be available during the interim period. They will be addressed in detail in the Resource Management Plan.

Administrative Access

Administrative vehicle access will be permitted for the grazing lessee, BLM and BLM's agents.

Partnerships

Memorandums of Understanding will be explored with appropriate agencies, colleges, and organizations.

Law Enforcement

Law enforcement efforts will be implemented under a cooperative program between BLM, DFG, and Mendocino County Sheriff's Department. BLM patrols will comprise 20% of law enforcement workload. Patrol summaries and incident reports will be prepared periodically.

Off Highway Vehicles

The area is designated closed to off highway vehicles because this is not a low impact activity.

Cultural Resource Management

As legally mandated, all undertakings proposed within the plan area will be preceded by project specific archaeological inventories and tribal consultation to ensure proper consideration of all resource values. Uninventoried portions of the property are considered moderately sensitive archaeologically. In terms of traditional cultural resources, the property, particularly the beach and riparian habitats, are considered highly sensitive.

Negative impacts to cultural resources result from both natural and modern cultural processes. Examples of impacts to archaeological resources can include casual surface collection of artifacts by recreationists, streambank erosion, and natural wearing down of land surfaces over time. Scientific research and monitoring continue to be the most effective tools for mitigating such impacts. Potential impacts to the traditional cultural resources include pesticide and herbicide use, over-collection of resources by commercial operations and environmental degradation caused by cattle grazing and other modern activities. Regular and timely consultation with tribes is needed to prevent and mitigate such impacts.

Soil, Air and Water

Riparian Areas

The BLM will initiate an assessment on the portion of Hathaway Creek that has been acquired. The assessment will determine if the riparian zone is in a Proper Functioning Condition (PFC). The assessment will contribute to future management decisions and actions. Water quality program monitoring will be initiated to establish a water quality index (WQI) that will guide future management strategies. Some of the parameters that will provide the necessary data are; temperature, pH, sediment, turbidity, dissolved oxygen, biochemical oxygen demand, total phosphates, nitrates, total solids, and fecal coliform. Whenever possible the data collected using Global Positioning Systems (GPS) will be incorporated in to a Geographic Information Systems (GIS) database. These assessments will contribute to future management decisions and actions.

Ponds and Wetlands

Any ponds present will be characterized (e.g., surface, depth, water source, vegetation, and habit), and a determination will be made if the ponds are in PFC. Wildlife use of the ponds will be inventoried. Initial assessments of abandoned ponds, if present, will determine if the ponds would provide wildlife habitat if water was re-introduced. All of the ponds will be mapped using

(GPS) and incorporated into a GIS database. These assessments will contribute to future management decisions and actions.

The BLM will initiate an assessment of existing wetland areas. Additionally, historical wetland areas that have capabilities and potential to function as wetlands will be included in the assessment process. A determination will be made if the wetlands are in PFC. Some of the characteristics that will be assessed are hydro-geomorphic conditions, vegetation, erosion and deposition, soils, water quality, and biotic community. These assessments will contribute to future management decisions and actions.

Wetland sites will be mapped using GPS and incorporated into a GIS database.

Vegetation

Because there is no inventory data available for the property, the RMP has presented a perfect opportunity for BLM to conduct the inventories and studies needed to assess what vegetative resources are currently present on the property. BLM began making vegetation inventories in the spring of 2004. Additionally, data exists for properties bordering the ranch, and that information will be used as a reference point. Vegetative types and possible sensitive plant species populations are being identified and mapped. The mapping will provide valuable recreation, restoration, and wildlife planning assistance. Habitat features valuable to wildlife, such as ephemeral wetlands, will be included in the mapping.

Research proposals will be considered during the interim management period. Proposals will be evaluated based on the following criteria: 1) they cannot alter natural resource values; 2) they should not compete with other approved projects; and 3) they must contribute to the management and conservation of native populations and habitats on the ranch.

Wildlife

As with vegetation, this interim period will be used to conduct inventories of wildlife on the property. As a federal agency, the BLM is required to consult with the Fish and Wildlife Service (FWS) as required by the Endangered Species Act, as amended, and receive a biological opinion on proposed actions. Discovery or confirmation of the existence of endangered species will make it imperative that BLM modify this plan, as necessary, to comply with terms and conditions of the biological opinion to ensure that the continued existence of a species is not jeopardized and that the plan would contribute to the recovery of the species.

Grazing

Beef Cattle Production

The ranch maintains between 150 and 250 head of cattle on the property transferred into federal ownership. A grazing lease originally between family members was transferred to BLM along with the property. This lease will allow for continued cattle grazing for 10 years. Pastures 8, 11,

12 and 13 will continue to be grazed. Old pasture 15, split between private and federal ownership, will not be grazed. It consists primarily of Gaskar Slough and Hathaway Creek (see grazing map attached).

COST ESTIMATES

Following is a list of management actions and projects that may be implemented under interim management of the Stornetta Brothers Ranch.

1. Parking Areas (includes grading, graveling, restrooms, trash bins, corridors, barriers)	\$140,000
2. Signing (includes 2 kiosks)	\$ 30,000
3. Brochure / Publication	\$ 15,000
4. Cultural, Wildlife, Vegetation Inventory (in-house)	\$ 0
5. Native American Consultation	\$ 5,000
6. Call Box	\$ 15,000
7. Vehicle Barriers	\$ 35,000
8. Temporary site steward	\$ 60,000 (3 years)
<u>TOTAL</u>	<u>\$300,000</u>

Management of the Conservation Easement

The 579 acres of land covered by the conservation easement is owned by the Stornetta family, with associated management of a conservation easement passing to BLM. There will be no public access to the conservation easement property. Management of the easement will be consistent with the rights and interests conveyed. They are:

"Affirmative Rights and Interests Conveyed in the Conservation Easement:

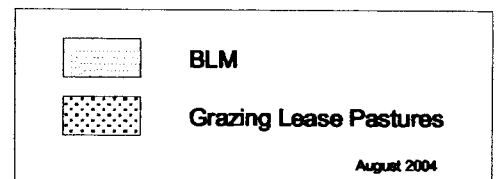
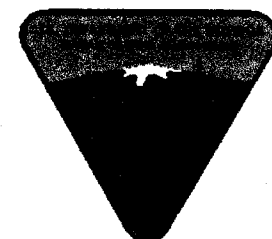
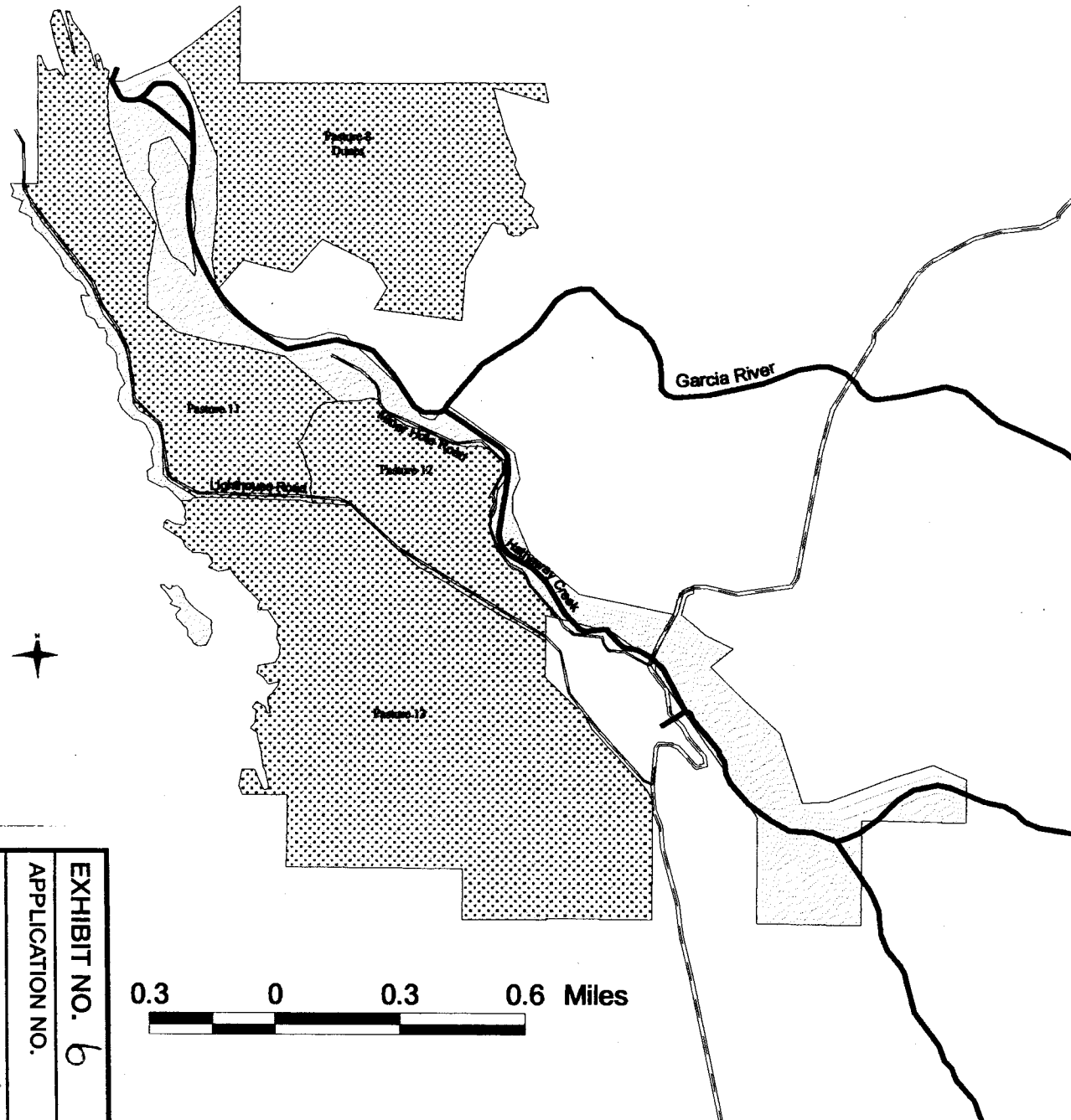
- a. To identify, to preserve, and to protect in perpetuity the agricultural values, character, and utility, including the soil and water quality; and the open space, scenic, and natural resources values of the property. All of these are referred to below collectively as "the protected values."
- b. To enter the property and to inspect, observe, and study it to identify the current uses and practices and its baseline condition; and to monitor the grantor's uses of and practices regarding the property to determine whether they are consistent with this easement. Entry shall occur following notice to the grantor, and shall be accomplished in a manner that will not unreasonably interfere with the grantor's allowable uses of the property.

- c. To study, inspect, manage, maintain, and enhance or improve the property's ponds, riparian, and resource areas for the purpose of enhancing wildlife habitat and benefiting endangered animal and plant species. Management activities shall occur following notice to the grantor, and shall be accomplished in a manner that will not unreasonably interfere with the proper uses of the property. Alterations to physical features or to vegetation shall be restricted to those alterations that are necessary to benefit the protected values and the conservation purpose of this easement. Number and duration of entries to the property for the purpose of management shall be minimized.
- d. To enforce the rights retained in this easement; to prevent or stop, by any legal means, any activity or use of the property which, in the judgment of the grantee, is inconsistent with this easement; and to require restoration of areas or features damaged by activities inconsistent with this easement.
- e. To access for itself and its agents to and across the property to adjacent, publicly owned property interests (including, but not limited to, the western dunes, estuary, Garcia River, wetland areas, pools, and riparian areas) for purposes of the grantee and its agents, not limited to study and enhancement of natural resources and areas. Entry shall occur following notice to the grantor, and shall be accomplished in a manner that will not unreasonably interfere with the grantor's allowable uses of the property. "

The acquisition of the easement accepts the property in current condition, with uses and practices that are in place and ongoing. Agricultural use will continue, including farming and grazing.

Stornetta Public Lands Grazing Pastures

Bureau of Land Management
Ukiah Field Office
2550 N. State Street
Ukiah, CA 95482
707-468-4000



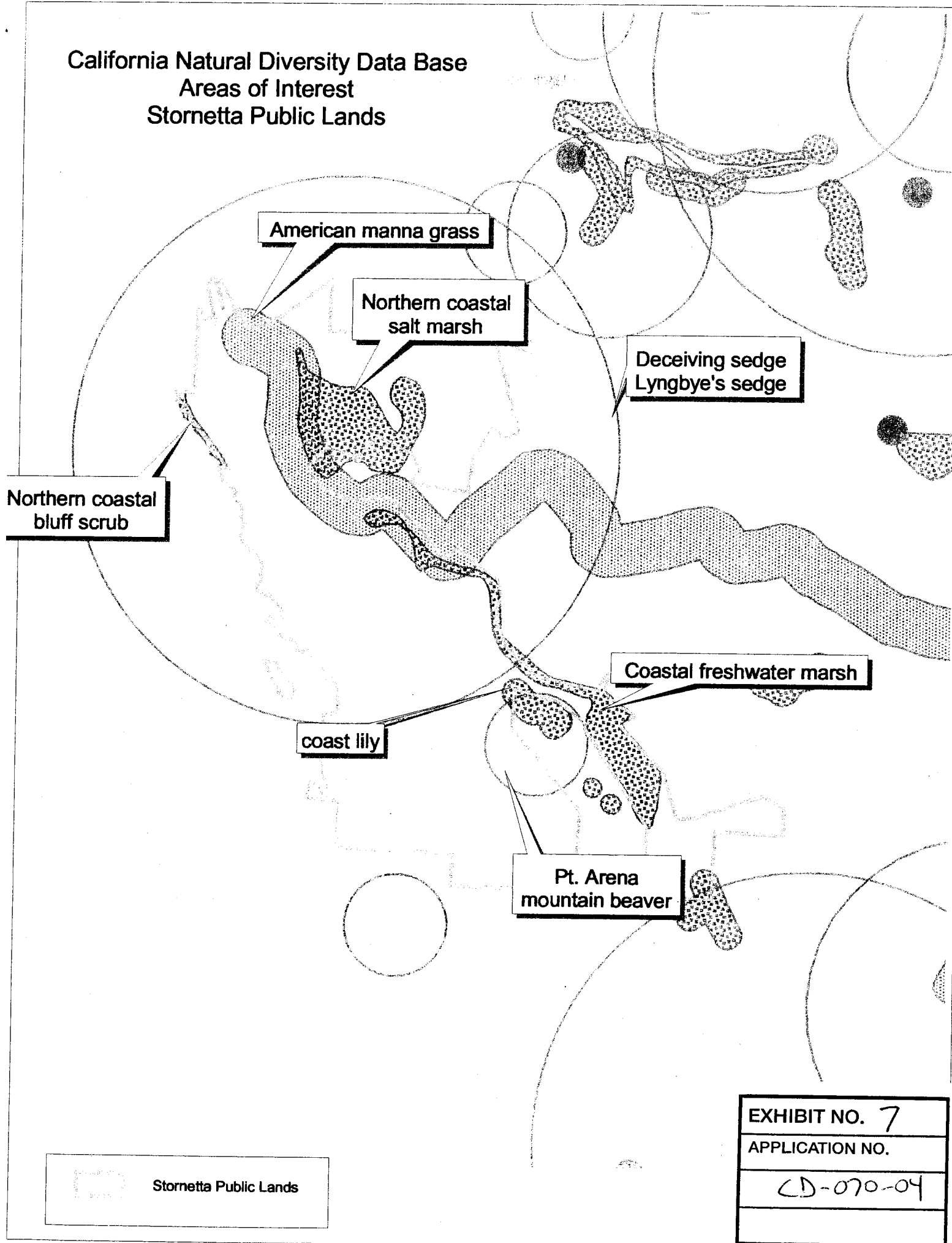
Grazing pastures are numbered using the existing system set up by the Stornetta Brothers Ranch.

EXHIBIT NO. 6

APPLICATION NO.

CD-070-04

California Natural Diversity Data Base
Areas of Interest
Stornetta Public Lands



Soil, Air and Water

Coastal Dunes

Dune land consists of mounds and hills of loose sand blown from nearby beaches. Most areas are active and shifting, but other areas have been partially stabilized by sagebrush and grasses. Dune land exhibits no soil profile development. Permeability of the loose sand is very rapid. Available water capacity is low. The effective rooting depth is 60 inches or more. Plant cover helps to stabilize the dunes and prevent further movement.^b

The coastal dunes condition is generally dynamic, driven by wind and wave action. Presently the coastal dunes are typically stationary, secured by a non native exotic dune stabilizer the European beach grass (*Ammophila arenaria*) planted by early settlers to prevent the dunes from encroaching into the agricultural and ranching operations. Coastal dunes will be monitored for changes in form and function.

Riparian Areas

The major riparian areas are adjacent to the Garcia River and Hathaway Creek. The western portion of the Garcia River and estuary will be public ownership. The eastern portion will be covered by the conservation easement. Hathaway Creek will be entirely in public ownership. The Stornettas have made significant efforts in stabilizing the banks of the Garcia River. The riparian areas are generally in good condition. Numerous bank stabilization projects have stabilized the riparian zone incorporating soil bio-engineering^c rehabilitation principles.

Ponds and Wetlands

There has been limited information on the ponds and wetlands on the ranch as they have remained in private hands for generations. One pond exists on the western extension of the fee acquisition area near the Garcia estuary. It is used for the livestock operation. Additionally, for many years tundra swans have used the farmed areas of the property during the fall and winter months as wintering grounds. Wetland areas have been historically manipulated to take advantage of agricultural opportunities.

Soils

The soil unit type in the Stornetta Brothers Ranch is Ferncreek-Quinliven-Shinglemill. These are characterized as, "Very deep, gently sloping to steep, poorly drained to moderately well drained

^b Soil Survey of Mendocino County, California, Western Part. United States, Department of Agriculture, Natural Resource Conservation Service

^c "Soil bioengineering is an applied science that combines structural, biological, and ecological concepts to construct living structures (plant communities) for erosion, sediment, and flood control. Although soil bioengineering implies that this type of work is an engineering feat it is not." United States, Department of Agriculture, Forest Service Technology and development Center. A Soil Bioengineering Guide for Streambank and Lakeshore Stabilization. Forest Service, October 2002

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soils that have little seasonal fluctuation in soil temperature and that formed in marine terrace deposits; on marine terraces^c. For further details on soils please see Appendix D.

Air Quality

The State Air Resources Board has determined that the ranch is located in the North Coast Air Basin/EPA Region 9 is in attainment/non-attainment for State Ambient Air Quality Standards in the following categories:

Carbon Monoxide – Attainment
Hydrogen Sulfide – Unclassified
Sulfates – Attainment
PM 10. State Particulates^f – Nonattainment

Non Attainment in the North Coast Air Basin/EPA Region 9 is specifically road dust, wood smoke, and a "high background of sea salt" (personal conversation Dean Wolbach 11/12/03). Periodical consultations will be made with the California Air Resources Board on Attainment and Non Attainment status.

Vegetation

The Stornetta Brothers Ranch is located on the Pacific coastline with elevations ranging from 0 to 150 feet. The ranch is located in a 40" precipitation zone. Vegetation data (and wildlife data, below) have been adapted from the Manchester State Beach General Plan (1992) and a vegetation study performed on the lighthouse property, as well as the Conservation Land Group Assessment of the Stornetta Brothers property. As with other resources, there has been limited research and/or monitoring completed on native plant resources and populations because the Stornetta Brothers Ranch has remained in private ownership. Additional inventory will be conducted in the future to complete the upcoming RMP. Special status species known to be in the vicinity are shown in Table 2. The potential exists for six sensitive species to be found on the ranch. No federally threatened or endangered plant species are known to exist in the area.

The Manchester State Park General Plan indicates five ecological units which can be easily identified on the Stornetta Brothers Ranch: 1) Coastal Beach and Bluff; 2) Coastal Dunes; 3) Riparian Areas and Wetlands; 4) Marine Terrace; 5) Coastal Prairie. The Ecological Unit Descriptions are attached – See Appendix C.

The Stornetta Brothers Ranch has historically (since the early 1900's) been a meat packing plant, dairy and farm. Currently the flood plain along the Garcia River is farmed and the remainder of the ranch is grazed. Fee ownership of the flood plain will remain with the Stornetta family, and will be covered by a conservation easement, allowing for agricultural use along with habitat conservation. The marine terraces have historically been grazed. This practice will continue under a grazing lease. Grazing practices have undoubtedly had an effect on the vegetation. In the Manchester State Park non-native grasslands, which include velvet grass (*Holus lanatus*) and sweet

vernal grass (*Anthoxanthum odoratum*), dominate the marine terraces, and have replaced native coastal prairie, dominated by California oat grass (*Danthonia californica*), as a result of past livestock grazing practices. In the Park, where agricultural uses have been removed from the terrace community, succession to the northern coastal shrub and possibly beach pine (*Pinus contorta* var. *contorta*) forest is anticipated.

For a list of vegetation species identified by Ecological Unit in the Manchester State Park General Plan and a list of plants present on the Point Arena Lighthouse property, please see Appendix D.

Vegetation

Coastal Beach and Bluff Ecological Unit:

- Sea fig (*Carpobrotus aequilaterus*)
- Seaside daisy (*Erigeron glaucus*)
- Seaside sunflower (*Eriophyllum staechadifolium* var. *artemisiae-folium*)
- Wild buckwheat (*Eriogonum latifolium*)
- Mendocino coast Indian paintbrush (*Castilleja mendocinensis*)

Coastal Dunes Ecological Unit:

- Sea lyme grass (*Elymus mollis*)
- Sand verbena (*Abronia latifolia*)
- Beach bur (*Ambrosia Chamissonis*)
- Dunesage (*Artemisia pycnocephala*)
- European beach grass (*Ammophila arenaria*) - non native exotic dune stabilizer

Riparian, Wetland and Aquatic Habitats Ecological Unit:

- Coast lily (*Lilium maritimum*)
- Swamp harebell (*Campanula californica*)

Marine Terrace Ecological Unit:

- Beach pine (*Pinus contorta* var. *contorta*) - variety of lodgepole pine
- Monterey pine (*Pinus radiata*) - non-native
- Monterey cypress (*Cupressus macrocarpa*) - non-native
- Dunesage (*Artemisia pycnocephala*)
- Bush lupine (*Lupinus arboreus*)
- Wild (chalk) buckwheat (*Eriogonum latifolium*)

Coastal Prairie Ecological Unit (adapted from MacKerricher State Park General Plan)

- California oatgrass (*Danthonia californica*)
- Douglas iris (*Iris douglasiana*)
- California poppy (*Eschscholzia californica*)
- Sea pink (*Armeria maritime*)
- Velvet grass (*Holcus lanatus*) - non-native
- Slough sedge (*Carex obnupta*)

Table 1. Point Arena Lighthouse Plant List. Courtesy Point Arena Lighthouse Keepers Association, 2003.

POINT ARENA LIGHTHOUSE PLANTS

Spreading Shrubs

Scientific Name	Common Name	Size	Comments
<i>Arctostaphylos Columbiana</i>	Hairy manzanita, low form	2' H x 3' W	Gray-green leaves
<i>Arctostaphylos uva-ursi</i>	Bearberry manzanita	2' H x 3' W	Shiny green leaves - groundcover
<i>A. columbiana x uva-ursi</i>	Hybrid between previous	2' H x 3' W	Intermediate appearance
<i>Baccharis pilularis</i>	Coyote Bush - low form	2' H x 5' W	Make sure it retains its low stature
<i>Ceanothus griseus</i>	Coast Blue Blossom	4' H x 5' W	Deep blue flowers, spring, summer
<i>Eriophyllum stschaeidifolium</i>	Lizard Tail	2.5'H x 4' W	Yellow flowers in late summer
<i>Rhamnus californica</i>	Coffee Berry - low form	2' H x 3' W	Plant only low forms
<i>Vaccinium ovatum</i>	Blue Huckleberry	3' H x 3' W	Good interest plant near cottages

Spreading Perennials

Scientific Name	Common Name	Size	Comments
<i>Calamagrostis nutkensis</i>	Nootka Reed Grass	2' H x 2' W	Large bunchgrass
<i>Erigeron glaucus</i>	Seaside Daisy	1' H x 2.5' W	Lavender daisies, mid-summer
<i>Eriogonum latifolium</i>	Chalk buckwheat	1' H x 2' W	Gray leaves, dusty pink flowers
<i>Erigeron strigosus</i>	Gummy daisy	1' H x 3' W	Yellow daisies all summer
<i>Heterotheca Allosa</i>	Golden aster	2' H x 3' W	Small fuzzy leaves
<i>Lupinus variicolor</i>	Bluff lupine	8" H x 2' W	Purple flowers, host for paintbrush
<i>Polygonum paronychia</i>	Dune Knotweed	6" H x 4' W	Good ground cover near lawns
<i>Solidago canadensis</i>	Wild goldenrod	2.5' H x 2' W	Golden flowers in late summer

Smaller Perennials

Scientific Name	Common Name	Size	Comments
<i>Achillea millefolium</i>	White Yarrow	2' H x 1' W	Nice summer flower
<i>Allium dichlamydeum</i>	Coast onion	1.5' H	Bulb, magenta flowers
<i>Anaphalis margaritacea</i>	Pearly everlasting	1.5' H	Nice late summer flower
<i>Armeria maritima</i>	Sea pink	Small	Perennial for foreground, container
<i>Cassiope species (wrightii?)</i>	Indian paintbrush	1.5' H x 1' W	Specialty item - plant after other plantings are established
<i>Deschampsia caespitosa</i>	Hair grass	Small	Perennial bunchgrass
<i>Dudleya farinosa</i>	Live-forever	Small	Hens & Chicks type succulent
<i>Eschscholzia californica</i>	Coast Calif. poppy	1' H x 1' W	Our native poppy - bright yellow
<i>Gentiana acaulis</i>	Blue Coast Gentian	1.5' H x 1' W	Specialty item - plant after other plantings are established
<i>Fragaria chiloensis</i>	Coast wild strawberry	6" H x 2.5' W	Attractive groundcover next to lawns
<i>Iris douglasiana</i>	Wild iris	1.5' H x 1' W	Purple, spreads slowly
<i>Lesqueris filaginifolia</i>	Creeping daisy	2' W x 6" H	Purple flowers, gray leaves
<i>Solidago spathulata</i>	Coast goldenrod	1.5' H	Yellow flowers in summer
<i>Wyethia angustifolia</i>	Narrow leafed mule ears	1' H x 1' W	Ground sunflower

Wildlife

The rich and productive Garcia River lower flood plain/wetland complex includes a close association of salt, brackish, and freshwater marshes, estuary, sand dunes, sand flats, and riparian vegetation providing a high diversity of habitats for a wide variety of fish and wildlife. California Audubon has identified the area as an "Important Bird Site" in their California Important Bird Area Report and as being a distinct migrant trap/hot spot. The flood plain and associated habitats provide over wintering habitat for a variety of waterfowl, such as Canada geese and lesser Canada geese, Snow geese, Greater White-fronted geese, and Ross's geese, tundra swans, waders (Sandhill cranes, great egrets, great blue herons), shorebirds, marsh birds (i.e. bitterns, rails), Neotropical migrants, and a distinct concentration of hawks, falcons, and other raptors. (Dorothy Tobkin, Mendocino Coast Audubon Chapter; and Mendocino County Coastal Conser-

vation Plan – April 2003 Mendocino Land Trust.)

Abalone populations are high along the Stornetta boundary due to the lack of access by fishermen. Recreational abalone fishing (rock picking) is managed by the California Department of Fish and Game north of San Francisco Bay. No commercial abalone fishing is allowed north of San Francisco Bay because of a decline in the abalone population. The abalone population decline is attributed primarily to commercial and recreational fishing, disease and natural predation. Recent studies have determined that poaching, or illegal harvest, is the number one threat to the abalone fishery. The closure and reduced season was created by recent legislation (1997, AB663, Thompson) which mandated an Abalone Recovery Management Plan. The current DFG season is a seven month split season in April, May, June, (not July) August, September, October and November. Recreational abalone fishermen are allowed to take three abalone over seven inches with a total take of 24 during the season. The red abalone (*Haliotis rufescens*) is the largest and the most harvested species. This species reaches a breeding age at 6 years and is approximately 4 inches in diameter. Two other species are known in the area, green abalone, (*Haliotis fulgens*) and pink abalone (*Haliotis corrugata*) but are rarely harvested due to their smaller size. The minimum viable population established in the recovery plan for abalone is approximately 830/acre and 2740/acre to support an abalone fishery.

The ranch shoreline adjacent to the Manchester State Park is rich with bird life. Species that can be observed are sanderling, semi-palmated plover, killdeer, whimbrel, dunlin, black-bellied plover, gulls, Caspian tern, western and least sandpiper. Marine mammals such as the gray whale and the harbor porpoise can be seen offshore.

Common terrestrial mammals that can be found in the area are coyotes, gray foxes, raccoons, weasels, skunks, voles, wood rats, mice (deer, harvest, and jumping), shrews, moles, brush rabbits, jackrabbits, and the introduced opossum. Flying mammals probably include the big brown bat, California myotis and Yuma myotis.

Special status species known to exist on the Stornetta Brothers Ranch and in vicinity are shown in Table 2. Three federally listed endangered species known to exist in the area are the brown pelican (*Pelecanus occidentalis*), Point Arena mountain beaver (*Aplodontia rufa nigra*) and the Behren's silverspot butterfly (*Speyeria zerene behrensii*).

The brown pelican (federally listed as endangered in 1970) has been observed in the Garcia River estuary (Personal Comm. Diane Knox, 2003). Pelicans may use the coastal rocks and Sea Lion Island as a day roost when fishing activities are minimal.

The U.S. Fish and Wildlife Service (USFWS) has completed a recovery plan for the Point Arena mountain beaver (1998). This subspecies of mountain beaver inhabits a small area of coastal Mendocino County where 26 populations have been inventoried with 200 to 500 total animals. The mountain beaver habitat includes cool moist environment predominately on north facing coastal bluffs with perennial coastal shrub vegetation where soil conditions allow for easy excavation of their burrow systems. Potential threats to the habitat of the species include land development, grazing, timber harvest, alien plant species invasion and human disturbance. Mountain

beaver habitat is present on the Stornetta Brothers Ranch.

A recovery plan has recently been completed by USFWS for the Behren's silverspot butterfly. The Behren's silverspot butterfly inhabits the coastal terrace prairie in southern Mendocino County with the Western dog violet (*Viola adunca*) as a key component needed in its life cycle and habitat. These butterflies are threatened by over collecting, urban development, alien plant species invasion and competition, and excessive livestock grazing. Properly timed livestock grazing can improve habitat conditions for the butterfly by encouraging the growth and reducing competition for the Western dog violet. Although no inventories have been completed, it is expected that Stornetta Brothers Ranch contains butterfly habitat.

One federally listed threatened species in the area include the Western snowy plover (*Charadrius alexandrinus nivosus*). This species is known to exist at the Manchester State Park. The Pacific Coast population of the western snowy plover was federally listed as threatened in March of 1993 (USDI, 1993). General population decline and a decrease in numbers of breeding locations were the basis for listing. The declines are attributed to loss and modification of habitat resulting from European beach grass, encroachment and urban development, extensive human recreational activity in plover habitat, and predation caused by human disturbance. Designation of critical habitat was proposed in 1995 (USDI, 1995) with final designation being published in 1999. The Manchester Park area was not designated critical habitat. According to the Draft *Western Snowy Plover Pacific Population Recovery Plan* (USDI, 2001), total numbers of breeding plovers and nest locations have decreased in Humboldt, Del Norte and Mendocino Counties over the last 10 years, but because of variations in levels of survey effort, it is difficult to compare past with current bird numbers.

The red-legged frog (*Rana aurora*) is a largest native frog in California, and the western United States. The California red-legged frog (*Rana aurora draytonii*) was federally listed as threatened on 5/20/96, however, **the listing excludes Mendocino County** because of overlap between subspecies populations.

Wildlife species identified by Ecological Unit in the Manchester State Park General Plan, please see Appendix D.

Wildlife

Coastal Dunes Ecological Unit:

- Black-tailed jackrabbit (*Lepus Californicus*)
- Gray fox (*Urocyon cinereoargenteus*)
- Bobcat (*Lynx rufus*)
- Point Arena mountain beaver (*Aplodontia rufa nigra*)

Riparian, Wetland and Aquatic Habitats Ecological Unit:

- Tidewater goby (*Eucyclogobius newberri*)

Red-legged frog (*Rana aurora*)
 Yellow-legged frog (*Rana boylei*)
 Pacific tree frog (*Hyla regilla*)
 Western toad (*Bufo boreas*)
 Chinook (king salmon) (*Oncorhynchus tshawytscha*)
 Coho (silver salmon) (*Oncorhynchus kisutch*)
 Steelhead (*Oncorhynchus mykiss*)
 Tundra swan (*Olor columbiannus*)

Marine Terrace Ecological Unit:

Point Arena mountain beaver (*Aplodontia rufa nigra*)
 Lotis blue butterfly (*Lycaides idas lotis*) – possibly extinct, not seen alive since 1983
 Northern harrier (*Circus cyaneus*)
 Sparrow hawk (*Falco sparverius*)

Table 2. Special Status Species Located in the Vicinity of the Stornetta Brothers Ranch

Common Name	Scientific Name	Status	Found on Stornetta Ranch	Occurs in vicinity
Behren's silverspot butterfly	<i>Speyeria zerene behrensi</i>	FE	Unknown/potential habitat	Adjacent private lands
Lotis blue butterfly	<i>Lycaides idas lotis</i>	FE		Possibly extinct not seen since 1983
Brown pelican	<i>Pelecanus occidentalis</i>	FE	Possibly on shoreline and Sea Lion Is.	
Northern Red-legged frog	<i>Rana aurora aurora</i>	FSC		Manchester S.P. Zone of overlap of the two subspecies
California red-legged frog	<i>Rana aurora draytonii</i>	FT – Mendocino Co. excluded from listing		Manchester S.P. Zone of overlap of the two subspecies
Western snowy plover	<i>Charadrius alexandrinus nivosus</i> (coastal populations)	FT	Potential habitat	Manchester S.P.
Yellow-legged frog	<i>Rana boylei</i>	BLM-S		Manchester S.P.
Tricolored black-bird	<i>Agelaius tricolor</i>	BLM-S		Yes
Point Arena Mtn. beaver	<i>Aplodontia rufa nigra</i>	FE	Yes	Manchester S.P.
Mendocino coast indian paintbrush	<i>Castilleja mendo-cinensis</i>	BLM-S (CNPS List 1B)		Manchester S.P.
pink sand-verbena g/	<i>Abronia umbellate Breviflora</i>	BLM-S (CNPS List 1B)		Manchester S.P.
swamp harebell	<i>Campanula californica</i>	BLM-S (CNPS List 1B)		Manchester S.P.
supple daisy	<i>Erigeron supplex</i>	BLM-S (CNPS List 1B)		Manchester S.P.
Roderick's fritil-	<i>Fritillaria roder-</i>	BLM-S (CNPS		Manchester S.P.

lary	<i>ickii</i>	List 1B); SE		
coast lily	<i>Lilium maritimum</i>	BLM-S (CNPS List 1B)	Yes	Manchester S.P.
chinook (king salmon)	<i>Oncorhynchus tshawytscha</i>	FT	Yes	
coho (silver salmon)	<i>Oncorhynchus kisutch</i>	FT	Yes	
Steelhead	<i>Oncorhynchus mykiss</i>	FT	Yes	
tidewater goby	<i>Eucyclogobius newberri</i>	FE		Possibly occur Manchester S.P.

g/ listed as north coast sand-verbena in flier for Stronetta Ranch, Conservation Land Group Inc.
FE – Federal Endangered; FT – Federal Threatened; FSC – Federal Special Concern
BLM-S - BLM Sensitive; SE - State Endangered

Soils

Soils characterizations of saltation,^d surface creep,^e and soil erodibility will be initiated as needed to ensure the continuation of agricultural practices and monitor for soil breakdown due to wind erosion and to ensure the continuation of soil integrity. “The cover and management factor (C) considers the type and density of vegetative cover on the soil and all related management practices, such as time between operations (delay in planting after plowing, and so forth), weed control, tillage, watering, fertilization, and so on.” * Analysis of the characterizations will contribute to future management decisions and actions.

Fisheries

Over 1.5 of the Garcia River and .6 miles of Hathaway Creek are located on the Stornetta Brothers Ranch. The ranch portion of the Garcia River is at the extreme end of the Garcia drainage where it meets the Pacific Ocean. The Garcia River provides habitat for coho (silver) salmon (*Oncorhynchus kisutch*), Chinook (king) salmon (*Oncorhynchus tshawytsch*), and steelhead (*Oncorhynchus mykiss*). This area is part of the Central California Coastal Evolutionary Significant Unit (ESU) for the threatened coho, the California Coastal ESU for the threatened Chinook, and the ESU for the threatened steelhead. Steelhead have also been inventoried in Hathaway Creek by the California Department of Fish and Game. During November 2003, the State of California held public hearings on the Coho Recovery Strategy. Declines in salmon habitat and populations can be attributed to poor forest practices, agriculture, livestock grazing, commercial fishing, dam construction and water diversions.

The Stornettas have been working to stabilize the banks of the Garcia River by planting willow cuttings from Hathaway Creek. Electric fencing is used to keep livestock from the banks of the Garcia River and Hathaway Creek.

^d Very fine, fine, and medium sands (0.05-0.5mm in diameter) are moved by wind in a succession of bounces.*
^e Coarse sand (0.5-1.0mm in diameter) is not usually airborne but rather is rolled along the soil surface.*

