

CALIFORNIA COASTAL COMMISSION

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STAFF RECOMMENDATION**ON CONSISTENCY DETERMINATION**

Consistency Determination No.	CD-066-06
Staff:	LJS-SF
File Date:	8/9/2006
60 th Day:	10/8/2006
75 th Day:	10/23/2006
Commission Meeting:	9/15/2006

FEDERAL AGENCY:**Bureau of Land Management****PROJECT
LOCATION:**

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

**PROJECT
DESCRIPTION:**

Resource Management Plan

**SUBSTANTIVE
FILE DOCUMENTS:**

See Page 14

EXECUTIVE SUMMARY

The U.S. Bureau of Land Management (BLM) has submitted a consistency determination for implementation of that part of the Ukiah Field Office Resource Management Plan (RMP) that pertains to the Stornetta Public Lands at Point Arena in Mendocino County. The proposed RMP includes general, programmatic management policies for the 1,132-acre Stornetta Public Lands, and will be implemented in conjunction with the existing Stornetta Interim Management Plan

(IMP), concurred with by the Commission in CD-070-04. The Stornetta Public Lands were acquired by the BLM in 2004. The property is comprised of over two miles of Pacific coastline, two miles of the Garcia River, the Garcia River estuary, and ¼ mile of beach adjacent to Manchester State Park. The property is recognized by state and federal resource agencies as containing significant natural and cultural resources including important wildlife habitat, several riparian corridors, extensive wetlands, ponds, and other water sources, cypress groves, meadows, and sand dunes. The proposed RMP includes general resource management policies which will be applied to the Stornetta Public Lands, and it also includes a set of specific land use restrictions for the Stornetta Area of Critical Environmental Concern. A more detailed management plan for Stornetta will be developed at a future date and will be accompanied by a consistency determination. In addition, during this interim period the BLM will continue its ongoing program of submitting negative or consistency determinations to the Commission for individual projects and/or management decisions at Stornetta that hold the potential to affect resources of adjacent coastal zone lands and waters.

The Stornetta Public Lands provide numerous public access and recreational opportunities, primarily centering on sightseeing, hiking, wildlife viewing, picnicking, fishing, and equestrian use. The proposed RMP includes general public access and recreation policies consistent with previous Commission concurrence with the Stornetta IMP, and will ensure continued low-impact public access and recreation to and along the shoreline. No specific access or recreation developments are proposed under the RMP, and any future projects would be subject to federal consistency review by the Commission, as will BLM's future site-specific resource management plan for Stornetta. The proposed RMP is consistent with the public access and recreation policies of the CCMP (Coastal Act Sections 30210-30214, 30220, 30221, and 30223).

The proposed RMP reaffirms that livestock grazing will continue on portions of the Stornetta Public Lands until 2014, when the area will be evaluated for inclusion and management under BLM grazing rules and regulations. Implementation of the RMP would not alter any of the agricultural management programs contained in the Stornetta IMP, which the Commission previously determined to be consistent with the agricultural policies of the CCMP. The proposed RMP is consistent with the agricultural policies of the CCMP (Coastal Act Sections 30241 and 30242). The proposed RMP includes policies that provide for protection and preservation of archeological and paleontological resources, and that call for an archaeological inventory at Stornetta and the development of a regional overview for this area. The proposed RMP will not adversely affect cultural resources on the Stornetta Public Lands, and the plan is consistent with the archaeological resource policies of the CCMP (Coastal Act Section 30244).

Implementation of proposed management policies in the Ukiah RMP will continue the ongoing protection of sensitive marine and terrestrial habitats and resources at the Stornetta Public Lands as outlined in the Stornetta IMP. The BLM will submit a consistency determination to the Commission for a site-specific, long-term management plan for the Stornetta Public Lands which will address, in part, restoration of wetlands and other sensitive upland habitats. 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 continue to provide an additional measure of natural resource protection on the site. The proposed RMP will protect environmentally

sensitive habitat on the Stornetta Public Lands and is consistent with the environmentally sensitive habitat, marine resource, and water quality policies of the CCMP (Coastal Act Sections 30230, 30231, and 30240).

STAFF SUMMARY AND RECOMMENDATION

I. STAFF SUMMARY.

A. Project Description. The Bureau of Land Management (BLM) proposes to implement that part of the Ukiah Field Office Resource Management Plan (RMP) which includes general, programmatic management policies for the 1,132-acre Stornetta Public Lands, located between State Highway 1 and the Pacific Ocean at Point Arena in Mendocino County (**Exhibits 1 and 2**). (The remainder of the Ukiah Field Office RMP covers lands well inland of the coastal zone boundary and is not a part of this consistency determination.) A more detailed and specific management plan for the Stornetta Public Lands will be developed by the BLM at a future date. Until that plan is developed, the existing Interim Management Plan for the Stornetta Public Lands and the applicable elements of the Ukiah Field Office RMP will to serve as the management documents for this area.

The Stornetta Public Lands were acquired by the BLM in 2004. The property is comprised of over two miles of Pacific coastline, two miles of the Garcia River, the Garcia River estuary, and ¼ mile of beach adjacent to Manchester State Park. The property is recognized by state and federal resource agencies as containing significant natural and cultural resources including important wildlife habitat, several riparian corridors, extensive wetlands, ponds, and other water sources, cypress groves, meadows, and sand dunes. The Stornetta Public Lands also serve as a gateway to the BLM's recently established California Coastal National Monument (CCNM), comprised of islands, rocks, and reefs above the mean high tide line within 12 nautical miles of the shoreline (CD-077-05, CCNM Resource Management Plan). The Commission previously concurred with the Interim Management Plan (IMP) for the Stornetta Public Lands in October 2004 (CD-070-04), and found that the IMP's policies for protecting the property's natural and cultural resources and providing for low impact public access and recreation were consistent with the CCMP.

The purpose of the Ukiah RMP is to provide guidance in the management of lands and resources administered by the BLM's Ukiah Field Office. The RMP will:

. . . address conflicts between motorized, mechanized, and non-motorized/non-mechanized recreationists; protect sensitive natural and cultural resources from impacts due to increased recreational use and other land uses; provide guidance for wind energy development; and address other planning issues raised during the scoping process. The Ukiah RMP will also be comprehensive in nature, providing guidance for management of all uses and resources administered by BLM in the planning area. The intention with the management of the Stornetta Public Lands is to keep it in a natural state and to protect resources and public recreation values.

The RMP includes general resource management policies and the following pertain to the Stornetta Public Lands and will be implemented in association with the existing Stornetta Interim Management Plan (CD-070-04):

Visual Resources Management (VRM): At the Stornetta, the middlecountry zones (land north of the Garcia River) are assigned VRM Class II status (retain the landscape's existing character) and the frontcountry zones (south of the Garcia River) are assigned Class III status (partially retain the landscape's existing character)(**Exhibit 3**).

Special Status Species: Implement measures to promote the recovery and conservation of all threatened and endangered species known to exist on Stornetta (Behren's silverspot butterfly, Point Arena mountain beaver, and Western snowy plover). Undertake restoration and rehabilitation activities in the Garcia River estuary and Hathaway Creek for salmonid species. If the tidewater goby is present in the Garcia River estuary and if the habitat is suitable, implement management prescriptions for this species. Reduce invasive plant populations to improve native coastal prairies.

Vegetation Management: Sensitive vegetative species are generally afforded the same protections under BLM policy as species listed as threatened or endangered through the Endangered Species Act. Up to 50 acres of noxious weed eradication may be conducted at Stornetta annually.

Wetland and Riparian Resources: Streams, waterways, and sloughs will be evaluated and treated (e.g., bank rehabilitation, riparian vegetation restoration) to achieve Properly Functioning Condition.

Cultural and Historic Resources: Identify, preserve, and protect significant cultural resources, reduce imminent threats to such resources, and resolve potential conflicts from deterioration or from other resource uses. An archaeological inventory and site documentation will be conducted at Stornetta along with the development of a regional overview of the area.

Lands and Realty: An 887-acre area of Stornetta has been designated as an Area of Critical Environmental Concern (**Exhibit 4**). The primary features receiving special management includes areas identified as threatened habitat for the Point Arena mountain beaver, Behren's silverspot butterfly, populations of the Coast lily, and three anadromous populations of salmon.

Livestock Grazing Management: Portions of Stornetta are available for livestock grazing until June 2014. BLM will then complete an assessment to determine at what level grazing would be allowed in the future.

Fire Management: Develop and maintain a Fire Management Plan. Improve ecological conditions and reduce the risk of catastrophic wildfire through prescribed burning and the use of mechanical treatments.

Energy and Minerals: Stornetta is recommended for closure to locatable mineral exploration and development, mineral material disposal, and fluid mineral leasing.

Travel Management and Route Designation: Stornetta is designated as an area closed to off-road vehicle use, except for administrative, emergency, and grazing lessee use. There are 4.89 miles of historic ranch roads on the property which will be opened for non-motorized mechanized equestrian and foot traffic. Lighthouse County Road and Miner Hole County Road provide vehicle access to Stornetta from State Highway 1.

Recreation: The BLM's Recreation Opportunity Spectrum program will be used at Stornetta to ensure that recreational uses that occur at the same time and in the same area are compatible (**Exhibit 3**). The RMP designates the tidal estuary area north of the Garcia River as Middlecountry Zone (generally a naturally occurring landscape except for obvious primitive roads; trails are maintained; often serves as a buffer between Frontcountry and Backcountry Zones). The RMP designates the remainder of the property as Frontcountry Zone (transition zone between Middlecountry Zone and adjacent private lands; allows for a mix of recreational experiences). Adequate interpretive facilities would be constructed to promote visitor orientation, safety, education, and resource protection.

Soil Resources: Monitor the effects on soil health from grazing and all other public activities. Prevent or minimize soil erosion and the amount of suspended sediment entering waterways at Stornetta.

Water Resources: Maintain physical, chemical, and biological components of stream habitats, achieve and maintain the beneficial uses of water bodies as outlined by the Regional Water Quality Control Board Basin Plan, and meet State of California water quality standards for all water bodies at Stornetta.

The RMP also includes the following Proposed Supplementary Rules for the Stornetta Management Area in the form of use restrictions for the Stornetta Area of Critical Environmental Concern:

- Prohibit the discharge or use of fireworks, firearms or other weapons, including: bows and arrows, pellet guns, paintball guns.
- Prohibit hang gliding.
- Prohibit overnight camping.
- Designate the area as Day Use Only and prohibit occupancy from one-half hour after sunset to one-half hour before sunrise.
- Prohibit the use of motorized vehicles, excluding wheelchairs.
- Prohibit climbing on cliffs and in or around sink holes.

- Require that dogs be on a leash no longer than six feet or otherwise physically restricted at all times.
- Prohibit open fires.
- Prohibit cutting or collecting firewood.
- Prohibit feeding or harassing wildlife.
- Physical removal of any resources, including but not limited to flora and fauna, driftwood, and shells.

The BLM notes that while the proposed Ukiah RMP provides general management policies for the Stornetta Public Lands, a more detailed management plan for Stornetta will also be developed at a future date and will be accompanied by a consistency determination. In the interim, Stornetta Public Lands would be managed using the Stornetta Interim Management Plan (concurrent with by the Commission in CD-070-04) and the proposed Ukiah RMP policies applicable to Stornetta. In addition, during this interim period the BLM will continue its ongoing program of submitting negative or consistency determinations to the Commission for individual projects and/or management decisions at Stornetta that hold the potential to affect resources of adjacent coastal zone lands and waters.

B. 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.

II. STAFF RECOMMENDATION.

The staff recommends that the Commission adopt the following motion:

MOTION: I move that the Commission **concur** with consistency determination CD-066-06 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 an agreement 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.

III. 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 Stornetta Public Lands provide numerous public access and recreational opportunities, primarily centering on sightseeing, hiking, wildlife viewing, picnicking, fishing, and equestrian use. These ongoing activities are consistent with the Stornetta IMP concurred with by the Commission in CD-070-04, which stated in part that:

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.

The subject consistency determination includes the general public access and recreation policies to be implemented at Stornetta under the Ukiah RMP until a more detailed, site-specific management plan for Stornetta is developed:

- Information on coastal access, interpretation of coastal resources, and warnings about coastal hazards will be provided to visitors in a variety of ways and at a number of locations which will be specified in detail in a future planning effort. Vehicle access to parklands in the coastal zone is available utilizing State Highway 1, Lighthouse County Road, and Miner Hole County Road. The dune area on the north side of the Garcia River is accessible through Manchester Beach State Park.
- Pedestrian access to the coastal zone is available from all the vehicle access points listed above. Pedestrian access is allowed along the length of the coastline within the Stornetta management area, although safe access along the coastal bluffs and cliffs is dependent on tides, and fragile bluff conditions.
- General off-road vehicle use on federally owned lands in the Stornetta management area will be prohibited under BLM general regulations found in BLM OHV Regulations 43 CFR Subpart 8342—Designation of Areas and Trails. These regulations limit off-road vehicle use to designated routes and areas on BLM administered public lands.
- The management zoning described in the RMP prescribes resource conditions and visitor experiences that are acceptable in each zone. Facilities and use levels allowed in each zone must not exceed the conditions set for protecting resources or for the desired visitor experience. Developed and frontcountry zones in which roads and parking will be allowed will be planned in areas that are able to withstand impacts along the 2 miles of coastline. The subsequent planning will identify areas susceptible to crowding and call for studies prior to design of the areas. Subsequent planning will be subject to federal consistency review as the planning is completed.
- No entrance fee is charged for access to federal lands in the Stornetta management area. The lands were purchased using funds from State of California monies levied by Propositions 40 and 50, which will not allow for charging fees on acquired lands.
- The management area will be closed from one-half hour after sunset to one-half hour before sunrise because of the threat to public safety from topographic and geologic characteristics. Several large sinkholes and many smaller blowholes exist along the bluffs. Additionally, the bluffs are uneven and crumbling in many places, leaving the area hazardous for travel in the dark. Full time staff will not be available to monitor the area.
- No camping will be allowed on the property. There is camping available in the vicinity for a fee. BLM regulations do not allow facilities on public lands to be in competition with private and commercial facilities in the area. The BLM anticipates that parking will

be designed and managed so as to maintain open vistas of the ocean with minimal intrusion of vehicle on the viewshed. Aesthetic values will be considered in future planning when day use parking lots, toilets and trash facilities are sited and designed for the areas.

- The primary water-oriented recreation activities in the management area are scenic viewing, surfing, wildlife-watching, and sport fishing. Special BLM regulations prohibit removal of area resources as specified in the RMP (see page 11 above). BLM does not regulate marine resources. The area is heavily used for abalone fishing, which is regulated by the California Department of Fish and Game (CDFG). Additionally, the Garcia River is a catch and release stream for steelhead. Access to the river for sport fishing is available from the end of Miner Hole County Road. Visitors may use non-motorized watercraft on the Garcia River according to CDFG regulations. Moving of watercraft that disturbs soil, damages riparian vegetation or other resources is prohibited.
- All oceanfront federal lands in the Stornetta management area are and will continue to be available for recreational use consistent with BLM regulations and policies, and management zoning as described in the RMP. Management zoning allows recreational uses consistent with the desired resource condition and visitor experience. Overnight camping is also available at Manchester Beach State Park campgrounds, A private campground is available directly across Lighthouse County Road where it joins State Highway 1.
- Upland areas in the Stornetta management area that support coastal recreation will be allowed consistent with site-specific planning, BLM regulations and policies, and management zoning as described in the RMP. Management zoning allows recreational uses consistent with the desired resource condition and visitor experience.
- BLM will not be developing facilities for boat launching, however, non-motorized boat launching that does not damage resources will remain available at the end of Miner Hole County Road.

The Commission finds that these policies in the Ukiah RMP ensure continued public access and recreation to and along the shoreline across the 1,132 acres of the Stornetta Public Lands, and are consistent with the previous Commission concurrence with the Stornetta IMP (CD-070-04). The consistency determination states that no specific visitor-serving developments are proposed in the RMP, but that future planning (subject to federal consistency review) will include parking, restroom, and interpretive facilities to accommodate public use of the property. BLM also notes that its policies and guidelines require that the scenic and visual qualities of the Stornetta management area be protected and that all proposed development – including access and recreation facilities – must be compatible with those qualities. BLM has stated that if changes to the Stornetta access and recreation policies are necessary during the life of the proposed RMP or the existing IMP, it will submit negative or consistency determinations to the Commission for those changes that hold the potential to affect the coastal zone. In addition, the Commission will review at a future date a consistency determination for the long-term Stornetta Public Lands

management plan, including the public access and recreation elements of that plan. Therefore, the Commission finds that the Ukiah RMP is consistent with the public access and recreation policies of the CCMP (Coastal Act Sections 30210-30214, 30220, 30221, and 30223).

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 BLM notes in its consistency determination that the Stornetta management area was a working farming and ranching operation from before California was granted statehood in 1850 until its acquisition by the BLM in June 2004. The previous consistency determination for the

Stornetta Public Lands Interim Management Plan (CD-070-04) discussed the extent of livestock grazing operations that would continue on the property:

. . . 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.

The Ukiah RMP reaffirms the above findings and states that the existing grazing lease will operate on the property until 2014, when the area will be evaluated for inclusion and management under BLM grazing rules and regulations. Implementation of the Ukiah RMP would not alter any of the agricultural management programs contained in the Stornetta IMP, which the Commission previously determined to be consistent with the agricultural policies of the CCMP. Therefore, the Commission finds that the proposed RMP is consistent with the agricultural policies of the CCMP (Coastal Act Sections 30241 and 30242).

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.

Protection of cultural resources on the Stornetta Public Lands was previously reviewed by the Commission in its concurrence with the Stornetta IMP (CD-070-04):

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 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.

The subject consistency determination states that laws, policies, and guidelines governing management of public lands require that the BLM actively protect and preserve natural and

cultural resources, including archeological and paleontological resources. The Ukiah RMP calls for an archaeological inventory and site documentation at the Stornetta Public Lands and the development of a regional overview for this area. In addition, the BLM will continue to implement the development guidelines and resource protection measures contained in the existing Stornetta IMP. Therefore, the Commission finds that the Ukiah RMP will not adversely affect cultural resources on the Stornetta Public Lands, and that the plan is consistent with the archaeological resource policies of the CCMP (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 Ukiah RMP and the consistency determination state 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 Garcia River is prime coho and Chinook salmon habitat, and the property supports migratory waterfowl, shore birds, raptors, and several endangered and threatened species. The Commission's adopted findings for concurrence with the Stornetta IMP (CD-070-04) contain detailed information on the marine and terrestrial resources present on and adjacent to the Stornetta Public Lands and are incorporated by reference. Those findings stated that due to the

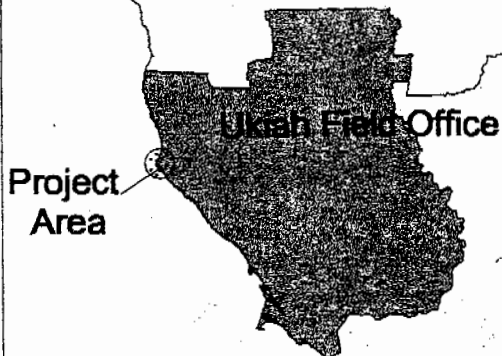
presence of sensitive habitat and resources, only low-impact public access and recreation activities would be allowed at Stornetta, that inventories of vegetation and wildlife resources would be undertaken, and that negative or consistency determinations would be submitted to the Commission for any proposed activity or development that holds the potential to affect marine or terrestrial coastal zone resources.

The subject consistency determination states that the management policies in the Ukiah RMP will continue the ongoing protection of sensitive habitat and resources at Stornetta as described in the Stornetta IMP. Monitoring and necessary restoration of watersheds impacted by grazing use will be an ongoing commitment on the part of the BLM, and restoration of wetland areas in the Garcia River estuary and other locations will be addressed in future planning efforts at Stornetta. In addition, the BLM will submit a consistency determination to the Commission for a site-specific, long-term management plan for the Stornetta Public Lands. 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 continue to provide an additional measure of natural resource protection on the site. Therefore, with these considerations, the Commission concludes that the proposed Ukiah RMP will protect environmentally sensitive habitat on the Stornetta Public Lands and is consistent with the environmentally sensitive habitat, marine resource, and water quality policies of the CCMP (Coastal Act Sections 30230, 30231, and 30240).

SUBSTANTIAL FILE DOCUMENTS:

1. ND-008-04 (BLM, acquisition of Stornetta Brothers Ranch, Point Arena, Mendocino County)
2. CD-070-04 (BLM, Interim Management Plan for Stornetta Public Lands, Point Arena, Mendocino County)
3. ND-041-05 (BLM, replace existing bluff-top fence at Stornetta Public Lands, Point Arena, Mendocino County)
4. CD-077-05 (BLM, California Coastal National Monument Resource Management Plan, statewide)
5. ND-030-06 (BLM, install fence at end of Miner Hole County Road, Stornetta Public lands, Point Arena, Mendocino County)

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

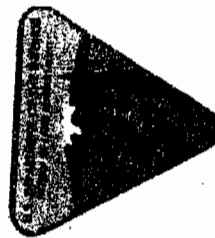


United State Department of the Interior
Bureau of Land Management
Ukiah Field Office
2550 N. State Street
Ukiah, CA 95482
707-468-4000

EXHIBIT NO. 1
APPLICATION NO.
CD-066-06

Stornetta Public Lands

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



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

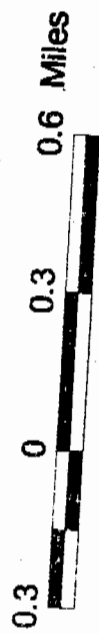
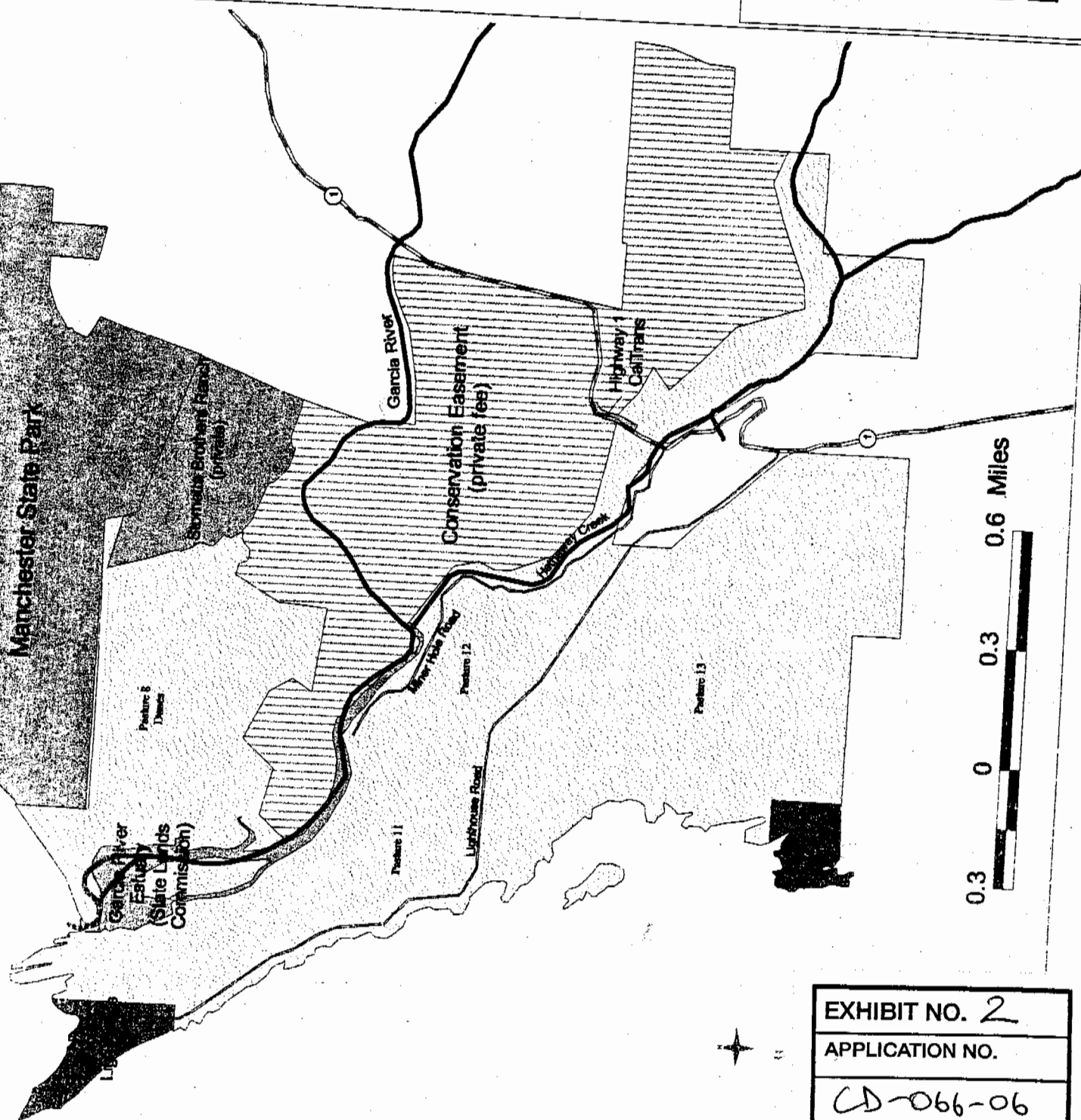


EXHIBIT NO. 2
APPLICATION NO.
CD-066-06

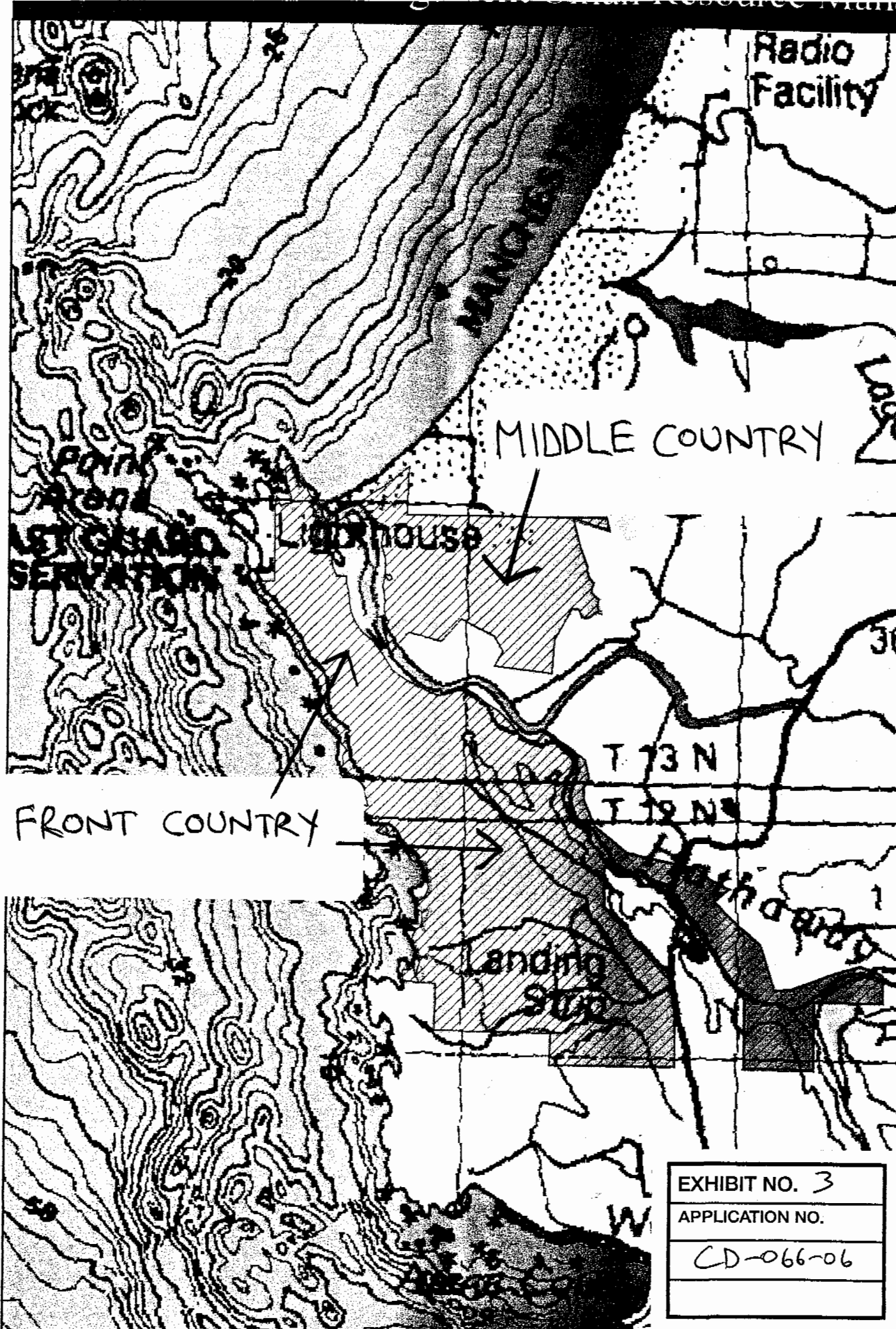


EXHIBIT NO. 3
APPLICATION NO.
CD-066-06

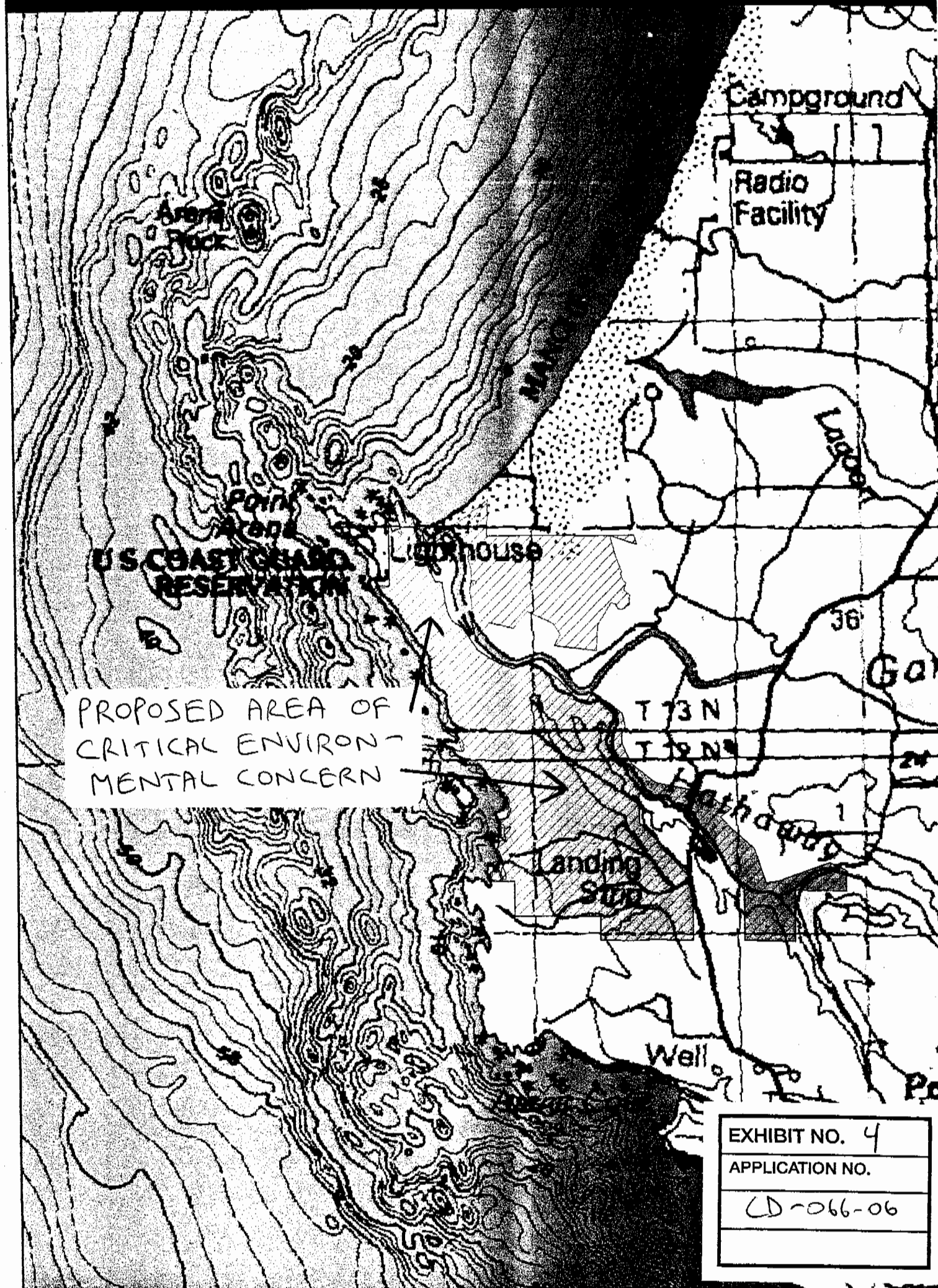


EXHIBIT NO. 4

APPLICATION NO.

CD-066-06