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F16a

Prepared September 6, 2016 for September 9, 2016 Hearing

To: Commissioners and Interested Persons

From: Nancy Cave, North Central Coast District Manager
Stephanie Rexing, North Central Coast District Supervisor

Subject: STAFF REPORT ADDENDUM for F16a
Sonoma County Amendment Number LCP-2-SON-15-0025-1 Part C (Carrington Ranch Zoning)

The purpose of this staff report addendum is to make corrections to some factual aspects of the findings contained in the initial staff recommendation (dated August 26, 2016). After initial publication of the staff recommendation, the California Department of Parks and Recreation (State Parks) contacted North Central District staff in order to clarify that State Parks has no plans to become the landowner of Carrington Ranch through a land transfer from the Sonoma County Agricultural Preservation and Open Space District (SCAPOSD). North Central District Staff contacted Sonoma County Regional Parks (County Parks) and discovered that given State Park's current inability to accept land transfers due to budget constraints, County Parks will be the accepting entity of the land transfer from SCAPOSD. The 2006 Draft Immediate Public Use Facilities Plan (Draft IPU) no longer governs Carrington Ranch park operations.

The most current operation agreement allows SCAPOSD to hire County Parks to do limited maintenance at Carrington Ranch. County Parks currently has a conservation easement and a land transfer in negotiation. This factual development does not alter the substance of the coastal resource impact analysis of the proposed rezone found in the initial staff report's findings. Commission staff still recommends approval of the proposed rezone as submitted as the conversion of the land from the current designation to a designation that will support parks facilities will preserve and facilitate coastal recreational, visitor-serving uses of the adjacent Sonoma Coast State Park and will add to and supplement the Parks complex in the area, facilitating visitor-serving coastal access in the area. In addition, the proposed zoning amendment is consistent with LUP policies that promote and protect agricultural uses because the zoning change would not interfere with or prevent any existing or future agricultural operations and would be compatible with continued agricultural use on surrounding lands. Finally, the zoning change would be consistent with LUP policies that protect and prioritize visitor-serving and recreational uses, especially given the proximity to the coast of the land for re-designation to a public park.

However, in order for the staff recommendation to reflect the most current IPU, the staff recommendation dated August 26, 2016 is modified to reflect the most up to date factual information regarding the land transfer. The initial staff recommendation is modified as

follows:

1. For every instance where "California Department of Parks and Recreation" and/or "State Parks" is mentioned replace text in staff report with "Sonoma County Regional Parks" or "County Parks."

2. Correct the following factual inaccuracy in the last full paragraph on staff report page 6 as follows:

   "Ownership by ~~State~~ County Parks may further encourage low-production agricultural uses that are friendly to the public, such as ~~a horse ranch or community garden~~ continued grazing for natural resource management of grasslands and coastal prairie."

EXHIBITS
Exhibit 1: Revised Immediate Public Use Facilities Plan (2010)

DRAFT

INITIAL STUDY
MITIGATED NEGATIVE DECLARATION

CARRINGTON PROPERTY
IMMEDIATE PUBLIC USE FACILITIES PROJECT

***Revised* - December 2010**

State of California
DEPARTMENT OF PARKS AND RECREATION
Russian River District
P.O. Box 123
Duncans Mills, CA 95430

MITIGATED NEGATIVE DECLARATION

PROJECT: **CARRINGTON PROPERTY IMMEDIATE PUBLIC USE FACILITIES PROJECT**

LEAD AGENCY: California Department of Parks and Recreation

AVAILABILITY OF DOCUMENTS: The Initial Study for this Mitigated Negative Declaration and the Sonoma Coast General Plan and Final EIR are available for review at:

- Guerneville Public Library
  Armstrong Woods Road
  Guerneville, CA 95446

- California Department of Parks & Recreation
  Russian River District Headquarters
  25381 Steelhead Blvd.
  Duncans Mills, CA 95430

- Department of Parks & Recreation
  Northern Service Center
  One Capital Mall-Suite 410
  Sacramento, CA 95814

- CA Department of Parks & Recreation website
  http://www.parks.ca.gov/default.asp?page id=981

PROJECT DESCRIPTION:
The Department of Parks and Recreation (DPR) proposes to provide immediate public use facilities on the Carrington Property, a new acquisition located at the intersection of State Highway 1 & Coleman Valley Road approximately 2.5 miles north of Bodega Bay. The Property will be added to Sonoma Coast State Park. The proposed facilities are outlined in the *Immediate Public Use Facilities Plan for the Carrington Property (DPR 2008).*
The following is a brief summary of work:

- Create two permeable surfaced parking lots, one with 22 vehicle spaces and one with 8 spaces for a total of 30 vehicle spaces, including three spaces that are American with Disabilities Act (ADA) compliant.
- Construct driveway improvements at two existing locations off of Coleman Valley Road that include asphalt paved aprons, the replacement of one 42 inch culvert on the south driveway, and vegetative clearing for sight distance compliance.
- Spot widening of Coleman Valley Road of up to 3 feet in various locations between Highway One and existing driveway access points.
- Construct one new, 2 stall ADA compliant restroom.
- Construct approximately 3 miles of new trail, including approximately ½ mile of ADA compliant trail, 1 bridge (32 feet), 6 puncheons, and 2300 linear feet of new boardwalk. Trail construction would involve clearing of brush and minor grading along proposed alignments. Bridges (including puncheons) and boardwalks would involve ground disturbance only for abutments and post footings. No grading would be done along proposed boardwalk alignments.

- Construct five picnic sites, two would be ADA compliant. Picnic sites to include tables and interpretive signs.
- Construct ADA compliant trails linking parking areas, restroom, and main house areas.
- Install security gates at parking areas, emergency telephone at the north parking area, and security lighting at the main house and parking areas.
- Install an aggregate base mobile home pad for use as a caretaker residence site.
- Install the following utilities for caretaker residence site; water well, 5000 gallon water storage tank, water distribution system for residence only, above ground 250 gallon propane tank, septic system and leach field, extend electricity approximately 530 feet from an existing power source, and extend telephone service approximately 300 feet from existing service.
- Conduct stabilization measures on the main house and tank house to prevent further decay and failure of these structures. Some stabilization measures would include limited rehabilitation in the areas of footings, foundations, and sub-structural supports on the main house and tank house.

A copy of the Initial Study is attached. Questions or comments regarding this Initial Study/Mitigated Negative Declaration may be addressed to:

Gary Shannon
California Department of Parks & Recreation
PO Box 123
Duncans Mills, CA 95430
Fax: 707-865-2046
Email:gshan@parks.ca.gov

Submissions must be in writing and postmarked, or received by fax or e-mail, no later than July 5, 2011. The originals of any faxed document must be received by regular mail within ten (10) working days following the deadline for comments, along with proof of successful fax transmission.

Pursuant to Section 21082.1 of the California Environmental Quality Act, the California Department of Parks and Recreation (DPR) has independently reviewed and analyzed the Initial Study and Mitigated Negative Declaration for the proposed project and finds that these documents reflect the independent judgment of DPR. DPR, as lead agency, also confirms that the project mitigation measures detailed in these documents are feasible and will be implemented as stated in the Mitigated Negative Declaration.

_____ _____

Liz Burko
District Superintendent

Date

_____ _____

Jack Ekstrom
Environmental Coordinator

Date

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CHAPTER 1
INTRODUCTION

1.1 INTRODUCTION AND REGULATORY GUIDANCE

The Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Carrington Ranch Immediate Public Use Facilities Project in Sonoma Coast State Park, Sonoma County, California. A prior Environmental Impact Report (EIR) was prepared as part of the Sonoma Coast State Park General Plan in March 2007 (SCH# 2003022116, CEQA Guidelines §15166). This project represents subsequent specific activities that were not examined in the General Plan EIR. This document has been prepared as a second tier to the General Plan EIR addressing and analyzing site specific proposals and detailed information in accordance with the California Environmental Quality Act (CEQA), Public Resources Code §21000 *et seq*., and the State CEQA Guidelines, California Code of Regulations (CCR) §15000 and 15152 *et seq*.

A previous version of this IS/MND was circulated for public review in September 2008. Due to substantial revisions, the project IS/MND is being recirculated (CEQA Guidelines §15073).

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment [CEQA Guidelines §15063(a)]. If there is substantial evidence that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) must be prepared, in accordance with CEQA Guidelines §15064(a). However, if the lead agency determines that revisions in the project plans or proposals made by or agreed to by the applicant mitigate the potentially significant effects to a less-than-significant level, a Mitigated Negative Declaration may be prepared instead of an EIR [CEQA Guidelines §15070(b)]. The lead agency prepares a written statement describing the reasons a proposed project would not have a significant effect on the environment and, therefore, why an EIR need not be prepared. This IS/MND conforms to the content requirements under CEQA Guidelines §15071.

1.2 LEAD AGENCY

The lead agency is the public agency with primary approval authority over the proposed project. In accordance with CEQA Guidelines §15051(b)(1), "the lead agency will normally be an agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." The lead agency for the proposed project is DPR.

All inquiries regarding environmental compliance for this project, including comments on this environmental document should be addressed to:

Gary Shannon
Russian River District
PO Box 123
Duncans Mills, CA 95430
Fax: 707-865-2046
E-mail address: gshan@parks.ca.gov

Submissions must be in writing and postmarked, or received by fax or e-mail, no later than July 5, 2011. The originals of any faxed document must be received by regular mail within ten (10) working days following the deadline for comments, along with proof of successful fax transmission.

1.3 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this document is to evaluate the potential environmental effects of the proposed Carrington Ranch Immediate Public Use Facilities Project in Sonoma Coast State Park. Based on policies and guidelines established in the Sonoma Coast State Park General Plan and analysis thereof, this document will address issues specific to the proposed project. Mitigation measures have also been incorporated into the project to eliminate any potentially significant impacts or reduce them to a less-than-significant level.

This document is organized as follows:

- Chapter 1 - Introduction.
  This chapter provides an introduction to the project and describes the purpose and organization of this document.

- Chapter 2 - Project Description.
  This chapter describes the reasons for the project, scope of the project, and project objectives.

- Chapter 3 - Environmental Setting, Impacts, and Mitigation Measures.
  This chapter identifies the significance of potential environmental impacts, explains the environmental setting for each environmental issue, and evaluates the potential impacts identified in the CEQA Environmental (Initial Study) Checklist. Mitigation measures are incorporated, where appropriate, to reduce potentially significant impacts to a less-than-significant level.

- Chapter 4 - Mandatory Findings of Significance

This chapter identifies and summarizes the overall significance of any potential impacts to natural and cultural resources, cumulative impacts, and impact to humans, as identified in the Initial Study.

- Chapter 5 - Summary of Mitigation Measures.
  This chapter summarizes the mitigation measures incorporated into the project as a result of the Initial Study.

- Chapter 6 - References.
  This chapter identifies the references and sources used in the preparation of this IS/MND. It also provides a list of those involved in the preparation of this document.

- Chapter 7 - Report Preparation
  This chapter provides a list of those involved in the preparation of this document.

1.4 SUMMARY OF FINDINGS

Chapter 3 of this document contains the Environmental (Initial Study) Checklist that identifies the potential environmental impacts (by environmental issue) and a brief discussion of each impact resulting from implementation of the proposed project.

Based on the IS and supporting environmental analysis provided in this document and that of the Sonoma Coast State Park General Plan EIR, the proposed Carrington Ranch Public Use Facilities Project would result in no impacts for the issues of agricultural resources, air quality, land use and planning, mineral resources, and population and housing. Aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, noise, public services, recreation, transportation/ traffic and utilities and service system impacts would be less-than-significant with mitigation.

In accordance with §15064(f) of the CEQA Guidelines, a Mitigated Negative Declaration shall be prepared if the proposed project will not have a significant effect on the environment after the inclusion of mitigation measures in the project. Based on the available project information and the environmental analysis presented in this document and the General Plan EIR, there is no substantial evidence that, after the incorporation of mitigation measures, the proposed project would have a significant effect on the environment. It is proposed that a Mitigated Negative Declaration be adopted in accordance with the CEQA Guidelines.

CHAPTER 2
PROJECT DESCRIPTION

2.1 INTRODUCTION

This Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared by the California Department of Parks and Recreation (DPR) to evaluate the potential environmental effects of the proposed Carrington Ranch Public Use Facilities Project on Sonoma Coast, located north of Bodega Bay, Sonoma County, California. The proposed project would provide public access to the Carrington Ranch property through the construction of vehicle parking, a restroom facility, trails, picnic sites and overlooks, and interpretive facilities. This project would stabilize, and partially rehabilitate the existing historic main house complex, and develop a security infrastructure.

2.2 PROJECT LOCATION

Located on the Sonoma Coast approximately 2.5 miles north of the community of Bodega Bay, the Carrington Property consists of 334.9 acres at the junction of State Highway 1 and Coleman Valley Road (see Figure 1-1). Situated just inland of Sonoma Coast State Park, the Property is bounded on the west by the State Park and State Highway 1, on the north by private property and Marshall Gulch, on the east by private property, and on the south by private property and Salmon Creek**.** The Property straddles Coleman Valley Road on the north and south. The proposed project is centrally located within the parcel with the exception of proposed trails that are located throughout the parcel.

2.3 BACKGROUND AND NEED FOR THE PROJECT

Because of its location, scenic vistas, open space, natural resources, and potential for recreational access, the Property was purchased in 2003 by the Sonoma County Agricultural Preservation and Open Space District (SCAPOSD). The SCAPOSD has been working cooperatively with DPR, and plans to transfer title to the State in 2008 for inclusion into Sonoma Coast State Park. Following the title transfer, the SCAPOSD will retain a conservation easement on the Property. This conservation easement is not included in this document and will undergo a separate CEQA review upon its completion.

It is the goal of State Parks and the SCAPOSD to make the Property available for public access and enjoyment as soon as possible. Through a grant provided by the California Coastal Conservancy and other matching funds, the SCAPOSD, LandPaths, and DPR have worked cooperatively on site clean-up, building security and planning for the Property. These actions have allowed the SCAPOSD to open the property for limited public use through guided tours conducted by its non-profit partner, LandPaths. SCAPOSD and LandPaths plan to continue this level of public access until transfer to the State takes place and improvements can be implemented.

SOURCE: Sonoma Coast State Beach Draft General Plan 2006 - EDAW

FIGURE 1-1

In 2008 DPR prepared the Immediate Public Use (IPU) Facilities Plan for the Carrington Property. The IPU Facilities Plan is a site specific plan prepared subsequent to the Sonoma Coast State Park General Plan (2007). The Carrington Property was integrated into Sonoma Coast SP, and potential management and use issues are addressed in the General Plan/EIR (pg 2-115). Proposals in the IPU Plan have incorporated many of General Plan guidelines and site selection criteria (Appendix C & D) in the placement and evaluation of project proposals. The IPU Facilities Plan identifies various proposals to facilitate immediate public use, provide support facilities, and provide protection of

important resources. This plan follows policies and guidelines established in the General Plan in such areas as; Vegetation and Wildlife Management, Cultural Resource Management, Visitor Use, Roadway Access and Safety, Operational and Recreational Facilities, and Community Involvement. Agency and public reviews of the plan were conducted and comments have been incorporated into the plan where appropriate.

Late in 2008, a Draft Initial Study/ Mitigated Negative Declaration was prepared for the project, followed by a Notice Of Availability and Intent To Adopt A Mitigated Negative Declaration. The Draft IS/MND was never finalized or adopted. Based on comments received during the public review period, subsequent biological analysis, soil sampling, and a traffic study have been conducted. Due to the substantial nature of additional data and the time involved in obtaining information, revisions of the Draft IS/MND merit recirculation. Recirculation of this document will ensure the public and agencies have an opportunity to comment on completed revisions.

DPR proposes construction of basic infrastructure and facilities necessary to support public use of the Carrington Property. If this project is not approved, the general public would not have access to this area of the coast and be denied the recreational and educational opportunities found on this property.

2.4 PROJECT OBJECTIVES

The mission of the California Department of Parks and Recreation is to provide for the health, inspiration, and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality recreation.

The intent of this project is to provide public access for recreation on the Carrington Property, consistent with the Immediate Public Use Facilities Plan prepared by DPR. Overall plan objectives include:

- Provide support facilities and visitor access to visual and historic features of the Property.
- Provide hiking trails (approximately 3 miles of onsite trails network, including approximately 1/2 mile of ADA compliant trail).
- Provide interpretive information on the natural and cultural resources of the Carrington Property and surrounding visual features.
- Minimize impacts to sensitive cultural and natural resources.

The proposed Immediate Public Use Project would allow the Department to meet its mission to provide visitors high-quality recreational opportunities while protecting its most valued natural and cultural resources on recently acquired public lands.

2.5 PROJECT DESCRIPTION

The Department of Parks and Recreation proposes to provide immediate public use facilities on the Carrington Property, a new acquisition located at the intersection of State

Highway 1 & Coleman Valley Road approximately 2.5 miles north of Bodega Bay. This property includes existing improvements and structures that will, in part, serve as a foundation basis for project proposals.

The following is a brief summary of proposed work:

- Create two permeable surfaced parking lots, one with 22 vehicle spaces and one with 8 spaces for a total of 30 vehicle spaces, including three spaces that are American with Disabilities Act (ADA) compliant.
- Construct driveway improvements at two existing locations off of Coleman Valley Road that include asphalt paved aprons, the replacement of one 42 inch culvert on the south driveway, and vegetative clearing for sight distance compliance.
- Spot widening of Coleman Valley Road of up to 3 feet in various locations between Highway One and existing driveway access points.
- Construct one new, 2 stall ADA compliant restroom.
- Construct approximately 3 miles of new trail, including approximately ½ mile of ADA compliant trail, 1 bridge (32 feet), 6 puncheons, and 2300 linear feet of new boardwalk. Trail construction would involve clearing of brush and minor grading along proposed alignments. Bridges (including puncheons) and boardwalks would involve ground disturbance only for abutments and post footings. No grading would be done along proposed boardwalk alignments.
- Construct five picnic sites, two would be ADA compliant. Picnic sites to include tables and interpretive signs.
- Construct ADA compliant trails linking parking areas, restroom, and main house areas.
- Install security gates at parking areas, emergency telephone at the north parking area, and security lighting at the main house and parking areas.
- Install an aggregate base mobile home pad for use as a caretaker residence site.
- Install the following utilities for caretaker residence site; water well, 5000 gallon water storage tank, water distribution system for residence only, above ground 250 gallon propane tank, septic system and leach field, extend electricity approximately 530 feet from an existing power source, and extend telephone service approximately 300 feet from existing service.
- Conduct stabilization measures on the main house and tank house to prevent further decay and failure of these structures. Some stabilization measures would include limited rehabilitation in the areas of footings, foundations, and sub-structural supports on the main house and tank house.

The following is a summary of existing features to be retained on the property:

- Two driveways to access the property from Coleman Valley Road
- Historic vehicle access (single lane) to main house from State Highway 1
- Approximately one mile of existing hiking trail
- Electrical and telephone service to the property on the north and south side of

Coleman Valley Road
- Developed spring
- Structures that include: historic main house and water tank house; carpenters shop; poultry house; milk house; collapsed barn; and Cypress Tree windbreaks. Perimeter/boundary fencing

2.6 PROJECT IMPLEMENTATION

Construction would commence in the fall of 2011 upon approval of all applicable federal and State permits. The project would be phased, with trail work undertaken first to allow time for completed trails to cure prior to public use. Optimal construction period windows for trail tread construction and rehabilitation would occur in the fall through spring. However, elements of construction may occur at any time during the year. Trail construction would continue for up to two years. Subsequent construction would follow with utilities, caretaker mobile home pad, parking areas and access improvements, and the restroom building. These construction activities would begin in the spring of 2012 and continue through the dry season for approximately six months. Main house and tank house stabilizations would be ongoing beginning in the summer of 2011.

Heavy equipment such as excavators, graders, bulldozer and dump trucks would be used to perform parking lot, caretaker site construction, and access improvements. Equipment staging areas would be limited to work sites or adjacent disturbed areas. Trail work would be performed with hand crews using hand tools and/or a Sweco trail construction dozer. Trail work and site restoration work would be performed by DPR crews trained in all aspects of the presented scope of work. Building stabilization and all other work would be performed by a combination of State Park crews and private contractors. The area around the main house and tank house will be secured by perimeter fencing with locking access gate to prevent unauthorized entry. Work would occur during daylight hours. Weekend and/or holiday work may be implemented to accelerate the construction schedule.

2.7 PROJECT REQUIREMENTS

Under CEQA, the Department of Parks and Recreations has the distinction of being considered a lead agency, a public agency that has a primary responsibility for carrying out or approving a project and for implementing CEQA; a responsible agency, a public agency other than the lead agency that has responsibility for carrying out or approving a project and for complying with CEQA; and a trustee agency, a state agency having jurisdiction by law over natural resources affected by a project that are held in trust for the people for the State of California. With this distinction comes the responsibility to ensure that actions that protect both cultural and natural resources are always incorporated into all projects. Therefore, DPR has created a list of Project Requirements that are included in project design to reduce impacts to resources.

DPR has two types of Project Requirements, standard and specific. Standard project requirements are assigned to all projects state-wide, as appropriate. For example, Fire Safety practices are included in all DPR projects, however, a requirement regarding inadvertent discovery of archaeological artifacts would only be appropriately assigned to projects that include ground-disturbing work; this requirement would not be necessary for a project that is scoped to repair a roof. Specific project requirements address actions that are unique to a given project and are typically not needed on a statewide basis. While mitigation measures can be found in the specific section as required (Chapter 5 contains a list of all mitigation measures and project requirements), the following Project Requirements have been included in this project.

ISSUE	PROJECT REQUIREMENT
AIR QUALITY	
STANDARD PROJECT REQUIREMENT AIR-1 AIR CONTAMINATES	• During dry, dusty conditions, all active construction areas will be lightly watered to reduce dust without causing runoff. • All trucks or light equipment hauling soil, sand, or other loose materials on public roads will be covered or required to maintain at least two feet of freeboard. • All diesel and gasoline-powered equipment will be maintained in proper tune according to manufacturer's specifications, and in compliance with all State and federal requirements including CARB certifications.
BIOLOGICAL RESOURCES	
STANDARD PROJECT REQUIREMENTS BIO-1 BIOLOGICAL RESOURCE PROTECTION	• Prior to the start of on-site construction activities, a DPR Environmental Scientist will train on-site construction personnel on the life history of identified sensitive species, work constraints, and any other pertinent information related to the species. • Prior to the start of on-site project implementation and when the plants are in a phenological stage conducive to positive identification (i.e., usually during the blooming period for the species), a DPR Environmental Scientist will conduct surveys for special-status plant species throughout the project impact area. • Project excavations, holes, and ends of pipes will be covered at night with plastic, or another approved method that prevents animals from becoming trapped. • The Project Manager or State Parks Representative will avoid or minimize impacts to federally protected wetlands to the extent practicable by conducting work in upland areas.
Cultural Resources	

STANDARD PROJECT REQUIREMENT CULT-1 DISCOVERY OF PREVIOUSLY UNDOCUMENTED RESOURCES	• Prior to the start of Construction, a DPR-qualified cultural resources specialist will train construction personnel in cultural resource identification and protection procedures. • A DPR-qualified Cultural Resources Specialist will record historic fabric or features discovered during the project (a photograph and/or drawing showing any new material must be prepared) or recovered and archived. • In the event previously undocumented cultural resources are discovered during project construction, work within 100 feet of the find will be temporarily halted until the archaeologist designs and implements appropriate treatments in accordance with the Secretary of the Interiors Standards and Guidelines for archaeological resource protection. o A State Parks approved cultural specialist will modify the project to ensure that construction activities will avoid cultural resources upon review and approval of a DPR-qualified cultural resources specialist. o If ground disturbing activities uncover intact cultural features (including but not limited to dark soil containing shellfish, bone, flaked stone, groundstone, or deposits of historic ash), when a DPR Qualified cultural resources specialist is not on-site, the construction supervisor or project manager will contact the DPR State Representative immediately and the construction supervisor will temporarily halt or divert work within the immediate vicinity of the find a DPR-qualified cultural resources specialist evaluates the find and determines the appropriate treatment and disposition of the cultural resource.

STANDARD PROJECT REQUIREMENTS CULT-2 HUMAN REMAINS	• In the event that human remains are discovered, work will cease immediately in the area of the find and the project manager/site supervisor will notify the appropriate DPR personnel. Any human remains and/or funerary objects will be left in place or returned to the point of discovery and covered with soil. The DPR Sector Superintendent (or authorized representative) will notify the County Coroner, in accordance with §7050.5 of the California Health and Safety Code, and the Native American Heritage Commission (or Tribal Representative). If a Native American monitor is on-site at the time of the discovery, the monitor will be responsible for notifying the appropriate Native American authorities. • The local County Coroner will make the determination of whether the human bone is of Native American origin. • If the Coroner determines the remains represent Native American interment, the NAHC in Sacramento and/or tribe will be consulted to identify the most likely descendants and appropriate disposition of the remains. Work will not resume in the area of the find until proper disposition is complete (PRC §5097.98). No human remains or funerary objects will be cleaned, photographed, analyzed, or removed from the site prior to determination. • If it is determined the find indicates a sacred or religious site, the site will be avoided to the maximum extent practicable. Formal consultation with the State Historic Preservation Office and review by the Native American Heritage Commission/Tribal Cultural representatives will occur as necessary to define additional site mitigation or future restrictions.
Hazards and Hazardous Materials	

STANDARD PROJECT REQUIREMENT HAZMAT-1: SPILL PREVENTION AND RESPONSE	• Prior to the start of on-site construction activities, State Parks and/or the Contractor will clean and repair (other than emergency repairs) all equipment outside the project site boundaries. • All heavy equipment parking, refueling, and service will be conducted within designated areas outside of the 100-year floodplain to avoid water course contamination. • Prior to the start of on-site construction activities, a State Parks Representative will inspect all equipment for leaks and regularly inspect thereafter until equipment is removed from the project site. All contaminated water, sludge, spill residue, or other hazardous compounds will be contained and disposed of outside the boundaries of the site, at a lawfully permitted or authorized destination. • Prior to the start of on-site construction activities, State Parks and/or the Contractor will prepare a Spill Prevention and Response Plan (SPRP) as part of the Storm Water Pollution Prevention Plan (SWPPP) for State Parks approval to provide protection to on-site workers, the public, and the environment from accidental leaks or spills of vehicle fluids or other potential contaminants. This plan will include (but not be limited to); o a map that delineates construction staging areas, where refueling, lubrication, and maintenance of equipment will occur; o a list of items required in a spill kit on-site that will be maintained throughout the life of the project; o procedures for the proper storage, use, and disposal of any solvents or other chemicals used in the restoration process; o identification of lawfully permitted or authorized disposal destinations outside of the project site.

STANDARD PROJECT REQUIREMENT HAZMAT-2: FIRE AVOIDANCE AND RESPONSE	• Prior to the start of construction, State Parks and/or the Contractor will develop a Fire Safety Plan for State Parks approval. The plan will include the emergency calling procedures for both the California Department of Forestry and Fire Protection (CDF) and local fire department(s). • All heavy equipment will be required to include spark arrestors or turbo chargers (which eliminate sparks in exhaust) and have fire extinguishers on-site. • Construction crews will park vehicles away from flammable material, such as dry grass or brush. At the end of each workday, construction crews will park heavy equipment over a non-combustible surface to reduce the chance of fire. • DPR personnel will have a State Park radio at the Park, which allows direct contact with CalFire and a centralized dispatch center, to facilitate the rapid dispatch of control crews and equipment in case of a fire.
Hydrology and Water Quality	
STANDARD PROJECT REQUIREMENT HYDRO -1 EROSION AND SEDIMENT CONTROL AND POLLUTION PREVENTION	• Prior to the start of construction involving ground-disturbing activities, State Parks or the Contractor will prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) for DPR approval that identifies temporary Best Management Practices (BMPs) (e.g., tarping of any stockpiled materials or soil; use of silt fences, straw bale barriers, fiber rolls, etc.) and permanent (e.g., structural containment, preserving or planting of vegetation) for use in all construction areas to reduce or eliminate the discharge of soil, surface water runoff, and pollutants during all excavation, grading, trenching, repaving, or other ground-disturbing activities. The SWPPP will include BMPs for hazardous waste and contaminated soils management and a Spill Prevention and Control Plan (SPCP), as appropriate. • If construction activities extend into the rainy season (October 31 to May 1) or if an un-seasonal storm is anticipated, State Parks or the Contractor will properly winterize the site by covering (tarping) any stockpiled materials or soils and by constructing silt fences, straw bale barriers, fiber rolls, or other structures around stockpiles and graded areas. • State Parks or the Contractor will employ Best Management Practices (BMPs) for erosion control to avoid runoff of project-related sediments, vehicle fluids, and other liquids into special plant communities.
Noise	

STANDARD PROJECT REQUIREMENT NOISE-1: NOISE EXPOSURE	• Internal combustion engines used for project implementation will be equipped with a muffler of a type recommended by the manufacturer. Equipment and trucks used for Project-related activities will utilize the best available noise control techniques (e.g., engine enclosures, acoustically attenuating shields or shrouds, intake silencers, ducts, etc.) whenever necessary. • Stationary noise sources and staging areas will be located as far from potential sensitive noise receptors, as possible. If they must be located near potential sensitive noise receptors, stationary noise sources will be muffled or shielded, and/or enclosed within temporary sheds.

2.8 VISITATION TO CARRINGTON PROPERTY

The Property is not currently open to the public. Since purchase by the SCAPOSD in 2003, access is available only through guided tours conducted by the non-profit organization, LandPaths. Proposed recreational uses and support facilities are planned for a capacity of approximately 100 people at one time. Use beyond that level may result due to special events. Special event applications are required by DPR and evaluated on a case by case basis at the time of application. Special events are subject to CEQA.

2.9 CONSISTENCY WITH LOCAL PLANS AND POLICIES

The proposed project to install immediate public use facilities would include work within the Carrington Property. The Carrington Property will be added to Sonoma Coast State Park. All work proposed in the Carrington Ranch IPU Facilities Plan is based on and consistent with the Sonoma Coast State Park General Plan's goals and guidelines. This project is consistent with DPR's mission and its management directives aimed at creating opportunities for high-quality outdoor recreation.

Conservation Easement

The Carrington Property was purchased by the SCAPOSD in 2003. The underlying purpose of the acquisition was to transfer title of the Property to the State as an addition to the State Park. As part of the title transfer, the SCAPOSD will retain a conservation easement on the Property. The purpose of the conservation easement is to insure that the land is used, maintained and managed in a manner consistent with the mission of SCAPOSD and State Parks.

2.10 DISCRETIONARY APPROVALS

DPR maintains approval authority for the proposed improvements at Sonoma Coast State Park, within the terms of the Conservation Easement. The project may also require:

- Consultation and/or permits from the California Department of Fish and Game,

- Coastal Development Permit from Sonoma County
- Regional Water Quality Control Board Section 401 permit
- Army Corps of Engineers Section 404 permit/consultation
- Compliance with Americans with Disabilities Act (ADA) requirements
- Public Resources Code 5024 review, and local Native American Heritage Commission review

2.11 RELATED PROJECTS

DPR often undertakes smaller maintenance related projects on a continuous basis. There is a proposed 1mile Class I bikeway trail project proposed for the Bodega Dunes area of Sonoma Coast State Park. The trail project would extend from Keefe Ave. south to the Bodega Bay Community Center. No new or larger scale improvement projects are proposed for State Parks

CHAPTER 3
ENVIRONMENTAL CHECKLIST

PROJECT INFORMATION

1.	Project Title:	Carrington Ranch Immediate Public Use Facilities Plan
2.	Lead Agency Name & Address:	California Department of Parks and Recreation
3.	Contact Person & Phone Number:	Gary Shannon (707) 865-3132
4.	Project Location:	Hwy 1 & Coleman Valley Road
5.	Project Sponsor Name & Address:	California Department of Parks and Recreation Russian River District PO Box 123 Duncans Mills, CA 95430
6.	General Plan Designation:	Public- Quasi Public with Coastal combining zone
7.	Zoning:	Public Facilities with Coastal combining zone

8. Description of Project: The Department of Parks and Recreation proposes to provide immediate public use facilities on the Carrington Property, a new acquisition located at the intersection of State Highway 1 & Coleman Valley Road approximately 2.5 miles north of Bodega Bay. The proposed facilities are outlined in the *Immediate Public Use Facilities Plan for the Carrington Property (DPR 2008).*
The following is a brief summary of work:

- Create two permeable surfaced parking lots, one with 22 vehicle spaces and one with 8 spaces for a total of 30 vehicle spaces, including three spaces that are American with Disabilities Act (ADA) compliant.
- Construct driveway improvements at two existing locations off of Coleman Valley Road that include asphalt paved aprons, the replacement of one 42 inch culvert on the south driveway, and vegetative clearing for sight distance compliance.
- Spot widening of Coleman Valley Road of up to 3 feet in various locations between Highway One and existing driveway access points.
- Construct one new, 2 stall ADA compliant restroom.
- Construct approximately 3 miles of new trail, including approximately ½ mile of ADA compliant trail, 1 bridge (32 feet), 6 puncheons, and 2300 linear feet of new boardwalk. Trail construction would involve clearing of brush and minor grading along proposed alignments. Bridges (including puncheons) and boardwalks would involve ground disturbance only for abutments and post footings. No grading would be done along proposed boardwalk alignments.
- Construct five picnic sites, two would be ADA compliant. Picnic sites to include tables and interpretive signs.
- Construct ADA compliant trails linking parking areas, restroom, and main house areas.
- Install security gates at parking areas, emergency telephone at the north parking area, and security lighting at the main house and parking areas.
- Install an aggregate base mobile home pad for use as a caretaker residence site.

PROJECT INFORMATION

- Install the following utilities for caretaker residence site; water well, 5000 gallon water storage tank, water distribution system for residence only, above ground 250 gallon propane tank, septic system and leach field, extend electricity approximately 530 feet from an existing power source, and extend telephone service approximately 300 feet from existing service.
- Conduct stabilization measures on the main house and tank house to prevent further decay and failure of these structures. Some stabilization measures would include limited rehabilitation in the areas of footings, foundations, and sub-structural supports on the main house and tank house.

9.	Surrounding Land Uses & Setting:	Refer to Chapter 3 of this document (Section IX, Land Use Planning)
10.	Approval Required from Other Public Agencies	Refer to Chapter 2, Section 2.9

1. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agricultural Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	☒ None

DETERMINATION

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared. ☐

I find that, although the original scope of the proposed project **COULD** have had a significant effect on the environment, there **WILL NOT** be a significant effect because revisions/mitigations to the project have been made by or agreed to by the applicant. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☒

I find that the proposed project **MAY** have a significant effect on the environment and an **ENVIRONMENTAL IMPACT REPORT** or its functional equivalent will be prepared. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated impact" on the environment. However, at least one impact has been adequately analyzed in an earlier document, pursuant to applicable legal standards, and has been addressed by mitigation measures based on the earlier analysis, as described in the report's attachments. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the impacts not sufficiently addressed in previous documents. ☐

I find that, although the proposed project could have had a significant effect on the environment, because all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration, pursuant to applicable standards, and have been avoided or mitigated, pursuant to an earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, all impacts have been avoided or mitigated to a less-than-significant level and no further action is required. ☐

_____ _____

Jack Ekstrom Date

Environmental Coordinator

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers, except "No Impact", that are adequately supported by the information sources cited. A "No Impact" answer is adequately supported if the referenced information sources show that the impact does not apply to the project being evaluated (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on general or project-specific factors (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must consider the whole of the project-related effects, both direct and indirect, including off-site, cumulative, construction, and operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether that impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate when there is sufficient evidence that a substantial or potentially substantial adverse change may occur in any of the physical conditions within the area affected by the project that cannot be mitigated below a level of significance. If there are one or more "Potentially Significant Impact" entries, an Environmental Impact Report (EIR) is required.

4. A "Mitigated Negative Declaration" (Negative Declaration: Less Than Significant with Mitigation Incorporated) applies where the incorporation of mitigation measures, prior to declaration of project approval, has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact with Mitigation." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR (including a General Plan) or Negative Declaration [CCR, Guidelines for the Implementation of CEQA, § 15063(c)(3)(D)]. References to an earlier analysis should:

   a) Identify the earlier analysis and state where it is available for review.

   b) Indicate which effects from the environmental checklist were adequately analyzed in the earlier document, pursuant to applicable legal standards, and whether these effects were adequately addressed by mitigation measures included in that analysis.

   c) Describe the mitigation measures in this document that were incorporated or refined from the earlier document and indicate to what extent they address site-specific conditions for this project.

6. Lead agencies are encouraged to incorporate references to information sources for potential impacts into the checklist or appendix (e.g., general plans, zoning ordinances, biological assessments). Reference to a previously prepared or outside document should include an indication of the page or pages where the statement is substantiated.

7. A source list should be appended to this document. Sources used or individuals contacted should be listed in the source list and cited in the discussion.

8. Explanation(s) of each issue should identify:
   a) the criteria or threshold, if any, used to evaluate the significance of the impact addressed by each question **and**
   b) the mitigation measures, if any, prescribed to reduce the impact below the level of significance.

ENVIRONMENTAL ISSUES

I. AESTHETICS.

ENVIRONMENTAL SETTING

The Carrington Property is located along a coastal terrace above the Pacific Ocean on California State Highway 1 in Bodega Bay, Sonoma County, California. The Property is bounded on the west by the Pacific Ocean, parkland, and State Highway 1, on the north by private property and Marshall Gulch, on the east by privately owned property, and on the south by private property and Salmon Creek. The Property straddles Coleman Valley Road on the north and south. Vegetation in the proposed project site consists of coastal terrace prairie dominated by native and non-native herbaceous species, particularly grasses, sedges, and rushes. Plant communities on the Property include wetlands and wet meadows, estuarine and estuarine emergent wetlands, Monterey cypress groves, northern coastal scrub, annual grassland, perennial grassland, and eucalyptus groves (DPR 2007). The project area has sweeping views of the Pacific Ocean, beaches, and coastal marine terraces. From certain locations, views include Salmon Creek and an historic main house complex.

Although the Sonoma County General Plan's Open Space Element is not binding upon State Property, it does provide some information about the site. It identifies certain scenic resources as scenic landscape units. As the county urbanizes, maintenance of the openness of these areas provides important visual relief from urban densities. Coleman Valley Road and the coastal terraces located at the project site are designated as Scenic Landscape Units (Sonoma County,1989). The general plan requires that all new structures within these units meet the following criteria:

1) They are sited below exposed ridgelines.
2) They use natural landforms and existing vegetation to screen them from view from public roads. On exposed sites, screening with native, fire retardant plants may be required.
3) Cuts and fills are discouraged and where practical, driveways are screened from public view.
4) Utilities are undergrounded where economically practical.

(Sonoma County, 1989. Section 2.2. OS-2e)

The Sonoma County General Plan's Open Space Element also identifies certain rural roadways as scenic corridors. The goal of the General Plan with regard to these corridors is to "identify and preserve roadside landscapes which have a high visual quality" (Sonoma County, 1989). Highway 1 and Coleman Valley Road are designated as scenic corridors. The general plan requires more restrictive siting and setback policies in these areas to preserve visual quality. The County prohibits development within the rural scenic corridor setback (200 feet from the centerline of the road), with the exception of new structures if existing vegetation and topography screen the use

(Sonoma County, 1989. Section 2.2. OS-3c).

The Sonoma Coast State Park General Plan identifies preserving scenic quality as a key issue along the coast. The plan provides direction for managing the aesthetic quality of Sonoma Coast State Park through a series of guidelines for the management and maintenance of scenic resources. The General Plan identifies three key elements to be considered that include: scenic resources within the viewshed, public viewpoints that provide access to views, and proposals that would introduce new facilities in the existing landscape (DPR 2007, 3.4.1 Management Zone Goals and Guidelines, pp 3-35, 3-36). Guideline FAC-1C (pg. 3-25) and Guidelines COAST-3D &3E (pg. 3-36) specifically address facility siting and development in the coastal zone.

The California Legislature initiated the California Scenic Highway Program in 1963, with the goal of preserving and protecting the state's scenic highway corridors from changes that would reduce their aesthetic value. The State Scenic Highway System consists of eligible and officially designated routes. A highway may be identified as eligible for listing as a state scenic highway if it offers travelers scenic views of the natural landscape, largely undisrupted by development. Eligible routes advance to officially designated status when the local jurisdiction adopts ordinances to establish a scenic corridor protection program and receives approval from the California Department of Transportation. The portion of California State Highway 1 adjacent to the proposed project site is listed as an Eligible State Scenic Highway (California Department of Transportation 2008).

South of Coleman Valley Road the property is characterized by a number of buildings and landscape features dating from the late 19th and early 20th Centuries. The buildings and landscape features present a fairly complete picture of a small family farm. This farm originated in the early settlement period of the Sonoma Coast and continued through WWII. Together, the architecture, land use, spatial organization, circulation, and vegetation give the property a distinctive character reflective of the ranching history in Western Sonoma County (Roland, 2006).

Coleman Valley Road bisects the property and is proposed to serve as the public access point. Various areas of the Carrington Property can be seen along this road interface. These views are greatly restricted due to the amount of vegetation and high cut banks along the road. Some vegetation removal is associated with this project to provide safe visitor access. From locations on Coleman Valley Road, east of the property boundary, panoramic views of the ocean, the north half of the Carrington Property, and the Carmet and Sereno Del Mar Subdivisions can be observed.

Key to the overall visibility of the property is the Highway 1 corridor and Coleman Valley Road corridor. Traveling along Highway 1 provides the most viewing opportunities for the greatest number of people. From this orientation, the view is always changing and view duration is substantially reduced. Due to the variable position and short duration times associated with motion, objects viewed in this manner have significantly less impact. Additionally, the more visual character present (variety of land forms and vegetation) the greater the capability of the overall scene to absorb a visual impact of an object (or objects). Public use of proposed trails will also generate a variety of viewing opportunities. Maintaining the quality of a visitor's experience has

been identified as a major factor in determining trail alignments. The Visual Resources Section of the IPU Plan's Site Analysis (Section 8.1) further examines the evaluation of visual resources.

The expansion of recreational day-use facilities on the Carrington Property, such as this proposed project, is consistent with the Sonoma County General Plan and the Sonoma Coast State Park General Plan (DPR 2007).

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Aesthetics is based on criteria I a-d, described in the environmental checklist above.

DISCUSSION

a) Proposed facilities such as parking lots, restroom, residence site, and trails would be visible from the scenic landscape units and scenic corridors (Coleman Valley Road, Highway 1, and coastal terraces) located within the project area. Site selection for proposed facilities has been carefully identified following guidelines and criteria previously established in the SCSP General Plan. Proposals subject to visual sensitivities reflect compliance with established criteria dealing with visual resources.

Coleman Valley Road

The restroom, parking lots, and residence site would potentially be seen from various points along Coleman Valley Road. To the east of the property, as Coleman Valley Road rises above the coastal terrace, the proposed residence site and north parking sites would be seen from the western most switchback of the road. There is no turnout here and the views are dynamic as one travels around the turn. The dominating elements of the view are the ocean, large expanses of coastal terrace and the residential development of Carmet and Sereno del Mar to the north. This location is approximately 0.3 of a mile from the proposed residence and parking sites. With the changing viewing perspective and expanse of the views, the proposed features would be absorbed in the variety of visual features and remain subordinate to the overall visual setting.

Highway 1

The restroom and south parking lot would not be visible from Highway 1. The north parking lot may be visible from Highway 1 for short durations. Some sections of the boardwalk trail may also be visible from Highway 1 both north and south of Coleman Valley Road. Where vegetation exceeds a height of 3 feet in the vicinity of trails, visibility will be concealed.

Coastal Terraces

Portions of the boardwalk would be visible from some vantage points within coastal terraces. The north parking lot and possibly the caretaker residence site would be visible from the terrace to the north. The presence of vegetation on the coastal terrace has the capability to visually obscure proposed elements of facility development that remain below elevation height (4ft. average).

No other recommendations proposed in the plan would degrade, damage, or cause adverse effects on the existing visual resources. Preservation of visual quality is further reinforced through proposed Viewshed Management Guidelines identified in the IPU Plan (Viewshed Management - pp.56-58). The SCSP General Plan EIR (pg. 4-6) provides analysis specific to Guideline COAST-3D & 3E. Compliance with these guidelines and those contained in the Draft IPU Plan, together with the policies for the Coastal Landscape Units of the Sonoma County General Plan Open Space Element will ensure that visual impacts to scenic vistas and corridors remain at a less than significant level.

b) As mentioned above in the Environmental Setting, the portion of Highway 1 adjacent to the proposed project site is listed as an Eligible State Scenic Highway (California Department of Transportation 2008). No roadways associated with the project are officially designated State Scenic Highways. Project proposals would not cause damage to existing historic resources and scenic resources and features. No impact.

c) The site selection process for the parking areas, caretaker residence and restroom building has incorporated guidelines established in the Sonoma County General Plan and the Sonoma Coast State Park General Plan (see Discussion Item a). It has been demonstrated that visual character is of prime importance and proposed facility site selections have been undertaken with sensitivity to visual resources to protect inherent visual character. Use of the varied surroundings and diverse vegetation patterns have been optimized to insure that proposed facility developments blend with and do not dominate the landscape, or alter visual character. The cumulative application of above mentioned guidelines and facility site design as discussed, would keep degradation and impacts to the visual character of the area at a less than significant level.

d) Security lights are proposed at the entrance gates and at the main house building complex that would be a likely source of glare during night time. Glare from cars in the parking lot may also be a factor during the daylight hours. New structures such as the proposed restroom and a mobile home on the caretaker's site have the potential to create glare. Minor distractions resulting from glare may be experienced from travelers along Highway 1, Coleman Valley Road, and other public viewing locations. The application of **Mitigation Measure- Aesthetics-1- Light and Glare Reduction** will reduce impacts from glare created by automobiles, structures and security lighting to a less than significant level.

MITIGATION MEASURE – AESTHETICS-1- LIGHT AND GLARE REDUCTION

- The west side of the northern parking lot will be screened with native vegetation at a minimum height of 3 feet and not to exceed 5 feet in height at maturity.
- Any mobile home or permanent structure placed on the trailer pad will have a non-reflective roof and walls that are dark or neutral in color as approved by a Landscape Architect or other qualified state representative.
- Restroom will be located near the fringe of the historic zone and adjacent to existing trees to insure the structure remains visually subordinate to the historic setting. Restroom structure will have walls and roof that are fine in texture, dark or neutral in color, and absent of highly reflective elements.
- Security lights will be directed downward and away from reflective surfaces.
- Night time lighting will incorporate shielding that extends below light source to block direct light from being cast horizontally and observed from key visual sources such as Highway 1 and Coleman Valley Road.

II. AGRICULTURAL RESOURCES.

ENVIRONMENTAL SETTING

The Carrington Property is composed of coastal terrace and transition uplands to the first coastal ridge. Vegetation composition is primarily coastal scrub and previously grazed grasslands. Forested areas in the project area include trees planted on the siteas windbreaks consisting ofCypress and Eucalyptusand narrow bands of riparian forest directly adjacent to defined watercourses.

Although no agricultural activity has occurred on the Carrington Property since 2003, the property has a rich agricultural history. In 1862 two parcels were created from the Rancho Bodega lands north of Salmon Creek in the vicinity of “the horse trail to Irish Hill” (Coleman Valley Road). The southern parcel (200 acres) was sold to the Stumpf or Stump family, and the northern parcel (161 ¾ acres) to the Daugherty or Dougherty family. Both families lived and worked on the land until the mid-late 1870s. The Bodega Bay region became well known for potatoes production and later, in the 1870’s, as a dairy farming region, primarily exporting butter via the maritime route from Bodega Harbor to San Francisco.

In 1877, both holdings were combined and the two parcels were purchased by John Genazzi, a Swiss immigrant dairy farmer with a large family. Members of the Genazzi family owned and operated a dairy farm on the property from 1877 until the late 1940s, when the dairy closed and the land was sold to the Sonoma Title Guarantee Company. Subsequently, ownership was transferred to the Carrington family. The Carringtons did not reside on the property, but leased the land for ranching and residential use until it was sold in 2003 to the Sonoma County Agricultural Preservation and Open Space District.

Current agricultural activity in the area is limited to grazing activities on adjacent private parcels to the east along Coleman Valley Road, and private properties further to the north (non-adjacent) along Highway 1. Grazing activities to the east are essentially open range bisected by Coleman Valley Rd.

Farmland Mapping and Monitoring Program

Prime Farmland has the best combination of physical and chemical characteristics for crop production. Farmland of statewide importance is not as productive as prime soil, though it still has supported crop production for at least the three preceding years. Unique farmland ranks below prime and statewide important farmlands, though it is still capable of producing "high economic value crops" such as olives, avocados, or grapes. Finally, farmland of local importance ranks below the other three, yet "may be important to the local economy due to its productivity" (Department of Conservation, Important Farmland Map Categories).

The California Department of Conservation Farmland Mapping and Monitoring Program, Soil Candidate Listing for Prime Farmland and Farmland of Statewide Importance for Sonoma County Report includes Rohnerville loam, 0-9% slopes. As stated in Section IV, Geology and Soils, the project area is located within an area of Rohnerville loam, 0-9% slope. The project site is listed on the Sonoma County Important Farmland map as Grazing Land (2006).

Williamson Act

The Williamson Act enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are lower than normal because they are based upon farming and open space uses as opposed to full market value (Department of Conservation, 2007).

Sonoma County currently has 42,321 acres of prime agricultural land and 230,937 acres of non-prime land. (Department of Conservation, 2007)

The proposed project is located adjacent to approximately 1,000 acres of Williamson Act- Non-Prime Agricultural Land to the east.

WOULD THE PROJECT*:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

* In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997), prepared by the California Department of Conservation as an optional model for use in assessing impacts on agricultural and farmland.

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Agricultural Resources is based on criteria **II** a-c, described in the environmental checklist above.

DISCUSSION

a) No Prime Farmland, Unique Farmland or Farmland of Statewide Importance would be converted to non-agricultural use. No impact.

b) No conflicts with existing zoning for agricultural use or a Williamson Act contract would occur as a result of the proposed work. No impact.

c) There is no land zoned as forest land, timberland, or Timberland Production in the project area. No impact.

d) Forest land on the project area is limited to riparian areas and planted windbreaks. No loss of forest land or forest conversions are proposed as a result of this project. No impact.

e) Neither farmland nor forest land would be converted to non-agricultural use as a result of procedures necessary to implement this project. No impact.

III. AIR QUALITY.

ENVIRONMENTAL SETTING

The Carrington Property is located in the North Coast Air Basin (NCAB), which comprises Del Norte, Humboldt, Trinity, Mendocino and northern Sonoma Counties, under jurisdiction of the Northern Sonoma County Air Pollution Control District (NSCAPCD) and United States Environmental Protection Agency (USEPA) Region IX. Sonoma County is located within the southwestern portion of the NCAB.

Climate

Climate has a strong influence on both natural resources and recreational opportunities on the project site. Sonoma County has a Mediterranean climate with moderate temperatures, wet winters and typically dry summers. The climate along the coast is heavily influenced by the Pacific Ocean, which brings summertime fog, low clouds, winter storms, and seasonally variable winds. Summer temperatures are mild (average 64º F), with frequent low clouds and fog that provide important moisture to vegetation during the dry season. Prevailing summer winds are from the northwest, averaging 10 to 15 miles per hour, with gusts as high as 50 to 60 miles per hour. Winter storms often batter the coastline with strong, moisture-laden, southerly winds. These winter storms, from November through April, account for nearly all the average annual rainfall, which varies between 30 and 38 inches. Winter temperatures are moderate, with averages ranging from highs in the 50's to lows in the 40's. (DPR, 2008)

Air Quality Designations

The California Air Board makes state area designations for ten criteria pollutants (an air pollutant for which acceptable levels of exposure can be determined and for which an ambient air quality standard has been set): ozone, suspended particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), carbon monoxide, nitrogen dioxide, sulfur dioxide, sulfates, lead, hydrogen sulfide, and visibility reducing particles (VRPs). At the State level, ozone is designated as non-attainment/transitional; PM_{10} is designated in attainment; $PM_{2.5}$, carbon monoxide, hydrogen sulfide, and visibility reducing particles are designated unclassified; and nitrogen dioxide, sulfur dioxide, sulfates, and lead are designated in attainment.

If a pollutant concentration is lower than the standard, the area is classified as "attainment" for that pollutant. If an area exceeds the standard, the area is classified as "non-attainment" for that pollutant. If there are not enough data available to determine whether the standard is exceeded in an area, the area is designated "unclassified". Non-attainment/transitional is a subcategory of the non-attainment designation; an area is designated non-attainment/ transitional to signify that the area is close to attaining the standard for that pollutant

In contrast to the State area designations, the USEPA makes National area designations for five criteria pollutants: ozone (8 hour standard; the National 1-hour standard was revoked in June 2005), particulate matter (PM), carbon monoxide, nitrogen dioxide, and sulfur dioxide. At the National level: ozone, carbon monoxide, $PM_{2.5}$, and nitrogen dioxide are designated unclassified/attainment; PM_{10} and sulfur dioxide are designated unclassified.

If an area does not meet (or that contributes to ambient air quality in a nearby area that does not

meet) the national primary or secondary ambient air quality standard for the pollutant, it is designated as non-attainment. If an area meets the national primary or secondary ambient air quality standard for the pollutant, it is designated in attainment. An area that cannot be classified on the basis of available information as meeting or not meeting the national primary or secondary ambient air quality standard for the pollutant is designated unclassifiable (USEPA, 2008)

The following table illustrates the criteria pollutant designations at both the State and federal levels.

Criteria Pollutant	State	Federal
Ozone	Non-Attainment	Unclassified / Attainment
Suspended Particulates (PM10)	Attainment	Unclassified
Fine Particulates (PM2.5)	Unclassified	Unclassified / Attainment
Carbon Monoxide	Unclassified	Unclassified / Attainment
Nitrogen Dioxide	Attainment	Unclassified / Attainment
Sulfur Dioxide	Attainment	Unclassified
Sulfates	Attainment	No Federal Standard
Lead (particulate)	Attainment	No Federal Standard
Hydrogen Sulfate	Unclassified	No Federal Standard
Visibility reducing particles	Unclassified	No Federal Standard

State designations were updated July 2007; National designations were current as of September 2006
Source: California Air Resources Board

Sources

During personal and business activities, Californians release thousands of tons of pollutants into the air every day. Although each of us may only produce a small amount of air pollution, the combined pollution from the 33 million Californians adds up to problems. Some air pollutants are formed and released during the combustion (burning) of petroleum-based products and other fuels such as wood. Examples include gasoline and diesel-powered vehicles and fireplaces, respectively. Many tons of pollutants also enter the air through evaporation, such as fuel from gasoline storage and dispensing facilities, and car and truck gasoline tanks, and gasoline storage containers (CARB).

On hot, sunny days, pollutants emitted by vehicles, industry, and many products (nitrogen oxides and volatile organic compounds) react with each other to form ozone, the main ingredient of smog. During the winter, temperature inversions can trap tiny particles of smoke and exhaust from cars, trucks, fireplaces, and anything else that burns fuel. This keeps the pollution close to the ground - at the level where people are breathing (CARB).

Sonoma County experiences a combination of rural-type pollution (dust and smoke) and pollution transport. Such problems stem from the county's agricultural economy which necessitates land cultivation and agricultural waste burning, and the prevailing wind patterns that transport pollutants from the San Francisco Bay Area Air Basin to the North Coast Air Basin. Sparsely populated on the coast, where prevailing winds blow clean air in from the Pacific Ocean, this basin enjoys some of the best air quality in California.

Air Monitoring Stations

The monitoring stations in the state are operated by the California Air Resources Board (CARB), by local Air Pollution Control Districts (APCD) or Air Quality Management Districts (AQMD), by private contractors, and by the National Park Service (NPS). These entities operate more than 250 air monitoring stations in California. The ARB operates air monitoring stations throughout the State. Most of the local districts operate air monitoring stations within their jurisdictions. In some portions of the State, private contractors operate monitoring stations under contract with businesses that are required by permit conditions to conduct monitoring. The National Park Service also operates a number of air monitoring stations in the National Parks and National Monuments throughout California (CARB, 2008). Six monitoring stations are located in Sonoma County: Cloverdale, Guerneville- 1st & Church, Healdsburg- Limmerick Lane, Healdsburg- Matheson, Healdsburg- Municipal Airport, and Santa Rosa. The Cloverdale, Guerneville- 1st & Church, Healdsburg- Limmerick Lane, Healdsburg- Matheson stations monitor $PM_{10.}$ The Healdsburg- Municipal Airport station monitors $O_{3.}$ The Santa Rosa station monitors CO, $NO_{2,}$ O_3, PM_{10}, $PM_{2.5}$, Toxics, Outdoor Temperature, Wind Direction, and Horizontal Wind Speed, and Solar Radiation (CARB).

Health Hazards

Ozone and particulate matter are the most common air pollutants in California. Ozone, also known as smog, can irritate the respiratory system, causing coughing, irritation in the throat or a burning sensation in the airways. It can reduce lung function, resulting in feelings of chest tightness, wheezing, or shortness of breath. Particle pollution, also known as particulate matter, is composed of microscopic solids or liquid droplets that are so small that they can get deep into the lungs and cause serious health problems. When exposed to these small particles, people with heart or lung diseases and older adults are more at risk of hospital and emergency room visits or, in some cases, even death from heart or lung disease. Carbon monoxide can cause harmful health effects by reducing oxygen delivery to the body's organs (like the heart and brain) and tissues. Sulfur dioxide causes a wide variety of health and environmental impacts because of the way it reacts with other substances in the air. Impacts include; respiratory effects, visibility impairments, acid rain, plant and water damage, and aesthetic damage (building decay). People, animals, and fish are mainly exposed to lead by breathing and ingesting it in food, water, soil, or dust. Lead accumulates in the blood, bones, muscles, and fat. Nitrogen dioxide contributes to ozone; causes respiratory problems; contributes to the formation of acid rain; contributes to nutrient overload, which deteriorates water quality; contribute to atmospheric particles, which causes visibility impairment; reacts to from toxic chemicals; and contributes to global warming (USEPA).

In November 2006, DPR contracted with NorBay Consulting to perform asbestos and lead paint inspections on the existing structures at the project site. Small amounts of asbestos were found on roofing material on the main house and lead based paint was found in exterior paint on all structures and in the majority of interior paint. Please refer to **Chapter VIII: Hazards and Hazardous Materials** for detailed information and mitigation measures.

Sensitive Receptors

Sensitive receptors include individuals as well as groups relating to specific land uses. Some individuals are considered to be more "sensitive" than others to air pollutants. The reasons for greater sensitivity than average include health problems, proximity to the emission source, or duration of exposure to air pollutants. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive receptors to poor air quality because the very young, the old and the infirm are more susceptible to respiratory infections and other air quality related health problems than the general public. Residential uses are considered sensitive receptors because people in residential areas are often at home for extended periods of time, so they can be exposed to pollutants for extended periods. Recreational areas are considered moderately sensitive to poor air quality because vigorous exercise associated with recreation places a high demand on the human respiratory function.

Sensitive receptors in the vicinity of the proposed project area are limited to recreational users. Prior to and during construction, the project site would not be open to public use.

WOULD THE PROJECT*:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Conflict with or obstruct implementation of the applicable air quality plan or regulation?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations (e.g., children, the elderly, individuals with compromised respiratory or immune systems)?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

* Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make these determinations.

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Air Quality is based on criteria **III** a-e, described in the environmental checklist above.

DISCUSSION

a) Proposed work would not conflict or obstruct implantation of any of the applicable air quality

plan or regulation for the North Coast Air Basin. No impact.

b, c) Construction activities would not emit air contaminants at a level that, by themselves, violate any local, state or federal ambient air quality standards or contribute to a long-term or permanent increase in any air contaminant. However, project implementation would generate short-term emissions of fugitive dust and involve the use of equipment and materials that would emit ozone precursors. Increased emissions of ozone precursors could contribute to existing non-attainment conditions, which could interfere with achieving the projected attainment standards. The inclusion of **STANDARD PROJECT REQUIREMENTS – AIR-1, AIR CONTAMINATES** (See Chapter 2) into the project implementation will insure that any potential impacts from airborne contaminants remain at a less than significant level.

Implementation of any plan to stabilize or rehabilitate existing structures has the potential to result in exposure to airborne asbestos and lead hazards. Implementation of **Mitigation Measure Hazmat -1- Asbestos & Lead** will reduce impacts to an insignificant level.

d) As mentioned in the above discussion, project construction would generate dust and equipment exhaust emissions for the duration of the project. Although sensitive receptors are limited in the area, there is the possibility that during construction, recreational users on adjacent property could be affected. However, members of the public with conditions that make them sensitive to these emissions would have the option of moving to areas further away and avoiding the area altogether or remain in areas that would be upwind or protected from blowing dust or other emissions. Potential impacts would be less than significant.

e) No objectionable odors would be created in the implementation of this project. The project would not result in any impacts to air quality. No impact.

IV. BIOLOGICAL RESOURCES.

ENVIRONMENTAL SETTING

The 335 acre Carrington Property, located on the Sonoma Coast, is a coastal terrace prairie that is comprised of a complex matrix of varied habitats (Appendix A, Drawing 1). The property's southern boundary is Salmon Creek, a Saline Emergent Wetland dominated by cattails (*Typha sp.)* and tule (*Scirpus sp.).* Salmon Creek has an "Estuarine" corridor along its banks that is composed of California Wax Myrtle (*Myrica californica)*, Ninebark (*Physocarpus capitatus)*, Red Alder (*Alnus rubra)*, and willows (*Salix sp.).* The Property is bounded on the west by Highway 1, across which lie Sonoma Coast State Park and the Pacific Ocean.

The western part of the property is a mosaic of Perennial Grassland, Palustrine Wetlands, and Wet Meadows. These vegetation types are dominated by Tufted Hairgrass (*Deschampsia cespitosa ssp. holciformis)*, Purple Velvet Grass (*Holcus lanatus)*, Rushes (*Juncus sp.),* and Coyote Thistle (*Eryngium armatum)*, respectively. The eastern portion of the property is a mixture of Northern Coastal Scrub, and Perennial and Annual Grasslands. Coyote Brush (*Baccharis pilularis)*, CA Coffeeberry (*Rhamnus californica ssp. californica)*, and CA Blackberry (*Rubus ursinus)* comprise the prevalent vegetation cover of Northern Coastal Scrub. Annual Grasslands are characterized predominantly by Hedgehog Dogtail Grass (*Cynosurus echinatus)* and Slender Wild Oatgrass (*Avena barbata).* Marshall Gulch forms the northern boundary of the property; it is a narrow corridor of "Valley Foothill" riparian vegetation dominated by willow (*Salix sp)* and Monterey Cypress (*Cupressus macrocarpa)* . Surrounding the historic buildings in the central area of the property are Eucalyptus (*Eucapyptus sp.)* and Monterey Cypress windbreaks (CRP, 2004). For a complete description of all vegetation types occurring on the Property, please refer to Appendix C: Chapter 3- Biotic Resources.

Sensitive habitats in the project area were identified in a survey conducted in 2004 by Circuit Rider Productions (CRP). Habitats were characterized and mapped using the California Wildlife-Habitat Relationships System (California Department of Forestry, 1988). CRP conducted a detailed floristic analysis for the proposed trail areas (CRP, 2004). Additionally, State Park staff conducted on-site botanical surveys from March through July 2006 and April 2009. The survey methodology involved walking the entire length of trail multiple times during the bloom season, identifying and recording observed species consistent with California Native Plant Society (CNPS) guidelines. All available biological references relating to the Sonoma County Coastal Region were reviewed, including the California Department of Fish and Game Natural Diversity Database (CNDDB). Surveys focused on observing and recording Special Status species on the proposed trail alignment and three feet on either side of the alignment.

Three sensitive vegetation types (Holland 1986) are known to occur in the vicinity of project site (CNDDB 2008):

1. Northern Coastal Salt Marsh: Highly productive, herbaceous, salt-tolerant hydrophytes forming moderate to dense cover and up to 1m tall. Most species are active in summer, dormant in winter. Usually found along sheltered inland margins of bays, lagoons, and estuaries. These hydric soils are subject to regular tidal inundation by salt water for at least part of each year.

2. Coastal Brackish Marsh: Dominated by perennial, emergent, herbaceous monocots to 2m tall. Cover is often complete and dense. Similar to Salt Marshes and to Freshwater Marshes with some plants characteristic of each. This habitat is similar to Coastal Salt Marshes, but brackish from freshwater input. Salinity may vary considerably, and may increase at high tide or during seasons of low freshwater runoff or both. Usually intergrades with Coastal Salt Marshes toward the ocean and occasionally with Freshwater Marshes at the mouths of rivers.

3. Coastal and Valley Freshwater Marsh: Dominated by perennial, emergent monocots to 4-5m tall. Often forming completely closed canopies. Tule (*Scirpus* sp.) and cattail (*Typha* sp.) dominate these sites. (Davis, et. al. 1998)

Riparian vegetation is located within the area where the southern vehicle access and the bridge on the North Loop Trail are proposed. Although Eucalyptus and Monterey Cypress were introduced to California, wildlife has come to depend upon them. The trees occur in the Coleman Valley Road riparian area, where a culvert would be replaced as part of this project, as well as near the driveway and proposed parking areas.

Special Status Species

Special Status species have been afforded special recognition and protection under state and federal regulations. Special Status species are defined as those plants and animals that are listed by federal, state, or local resource conservation agencies and organizations, including the California Native Plant Society (CNPS). This includes plants and animals that are officially listed as Threatened (FT) or Endangered (FE) or considered candidates for listing by the United States Fish and Wildlife Service, and plants and animals officially listed as Rare (CR), Threatened (CT) or Endangered (CE) or Species of Special Concern (CSC) by the California Department of Fish and Game. It also includes species recognized by CNPS as rare, endangered or threatened in California and elsewhere (1B); rare, threatened or endangered in California but more common elsewhere (2); plant species that require additional information to make a determination (3); or plants of limited distribution that are considered vulnerable and potential candidates for special status (4) (CNPS 2008).

Queries of the CNDDB (2008) and the California Native Plant Society's On-line Inventory (CNPS, 2008) were conducted for sensitive biological resources that are known to occur within the Bodega Head 7.5-minute U.S.G.S. quadrangle map. The CNDDB records search and the CNPS Online Inventory Search are provided in Appendix B. Six species returned by CNDDB and CNPS Inventory searches are located in habitat types not found on the Carrington Property. Sixteen species could potentially occur in coastal prairie, coastal scrub, meadow, marsh, or swamp habitat, however they were not found in the project area during site surveys. Only two species, *Sidalcea malviflora ssp. purpurea* and *Calystegia purpurata ssp. saxicola*, were found in the project area.

Park natural resource staff conducted wildlife surveys during field visits and recorded their observations along all sections of trail between April and July 2006 and April 6 & 13, 2009. During the focused field visits, trail areas were examined for habitat suitability for State and Federally

listed species and Species of Special Concern. The proposed trail alignment was walked multiple times. All available biological references relating to the Sonoma County Region were reviewed, including the CNDDB, CA Dept of Fish and Game's Habitat Conservation Planning Branch's Special Plant and Animal Lists, the Bodega Marine Laboratory's list of Mammals, and the Sonoma County Breeding Bird Atlas (Burridge, 1995).

Sensitive Species Known to Occur, or Could Potentially Occur Within Project Area

Plants

Purple-stemmed Checkerbloom (*Sidalcea malviflora ssp. purpurea*)- This is a CNPS List 1B.2 species found in coastal prairie and coastal scrub. Surveys have detected it on the property, therefore there is a potential for the proposed project to impact the species.

Coastal Beach Morning-glory (*Calystegia purpurata ssp. saxicola)*- This is a CNPS List 1B.2 species that is found along the coast in Northern and Central California. It occurs in coastal prairies, and has been reported at the Carrington Property in site surverys. Based on presence, the proposed project has the potential to impact this species.

Yellow Larkspur *(Delphinium luteum)*- This is a Federally Endangered plant species with known occurences within 2 miles of the project site.

Harlequin Lotus (*Lotus formosissimus*)- This is a CNPS List 4.2 species that is found along the coast in coastal prairie and scrub.

Short-leaved evax (*Hesperevax sparsiflora* var. *brevifolia*)- This is a CNPS List 1B.2 species. It occurs in areas with shallow, rocky soils along the coast interspersed with coastal prairie and scrub.

Fish

Tidewater Goby (*Eucyclogobius newberryi)*- This species is listed as Federally Endangered. CRP's 2004 surveys confirmed the presence in the Salmon Creek estuary, although it can range up to 2 km into freshwater habitat. However, construction would not occur during flooding, nor do the proposed work items enter the estuary or stream channel. Therefore, the fish would not be affected by the proposed project.

CA Freshwater Shrimp *(Syncaris pacifica*)- This species is listed as Federally Endangered. It was encountered in Salmon Creek estuary, adjacent to the Carrington Property, during CRP's 2004 survey. However, construction would not occur during flooding, nor do the proposed work items enter the estuary. Therefore, the shrimp would not be affected by the proposed project.

Birds

Northern Harrier (*Circus cyaneus)* - This is a California Species of Concern found throughout the open headlands of Sonoma Coast State Park. Nesting occurs on or near the ground in open

grassy meadows, marshes, agricultural fields, and savannahs. Foraging habitat is similar to nesting habitat. Shrubs are often used as perches within the habitat areas. Nesting pairs were encountered during State Parks Staff field visits between mid-April and late June 2006. The proposed trails traverse the northern harrier's nesting and foraging habitat, therefore potential impacts could occur as the result of project implementation.

Mammals

American Badger (*Taxidea texus)*- This California Species of Concern occurs in the dry open areas on the steep inland slopes of the Property's southern portion. There are signs of extensive burrows of *Taxidea taxus* within the project area; therefore the species could be impacted during implementation.

Hoary Bat (*Lasiurus cinereus)*- This is a California Species of Concern due to a continuing reduction of suitable habitat and sensitivity to pesticides (California Bat Conservation Fund 2008). Although this species has not been found in the project site, there is suitable habitat for it to occur. It typically roosts in trees; therefore removal of trees could impact this species, if present (Western Bat Working Group 2008).

Townsend's Big-eared Bat (*Corynorhinus townsendii)*- This is a California Species of Concern species. For the past 50 years it has experienced a downward trend in its population in the western part of its range (Gruver and Keinath 2006). It is commonly found in native prairies and coastal habitats. Although it has not been observed at the site, and typically roosts in caves or mines, there is suitable habitat in the project area (WBWG 2008).

Amphibians

Red-legged Frog (*Rana aurora draytonii*)- This species is listed as Federally Threatened and is a California Species of Concern. CNDDB lists a confirmed occurrence in Salmon Creek. Field surveys completed by Prunuske Chatham, Inc. in April 2008 confirmed species presence in Palustrine/Wet Meadow vegetation near the western boundary of the property. Red-legged frog breeding season lasts from November through March (Fish and Wildlife Service 2008). Perennial and seasonal ponds that retain water for at least 4-6 months provide suitable habitat for breeding. Frogs are able to move large distances between water sources during the rainy season. They are noted to forage in seasonal wetlands. They also utilize upland rodent burrows during the summer months (FWS 2008). The Salmon Creek Trail traverses wetland areas on the property, therefore red-legged frog could be impacted during project implementation.

Wetlands and Waters of the United States

The U. S. Army Corps of Engineers (US ACOE) defines wetlands as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." The US ACOE wetland definition is made according to three criteria: hydrophytic vegetation, hydric soils, and wetland hydrology (US ACOE Wetlands Delineation Manual (1987). Wetlands were surveyed as described in the US ACOE Wetland Delineation Manual (1987).

All of the proposed trail project areas are within the coastal zone and are therefore under the jurisdiction of the County of Sonoma's Local Coastal Plan. Under PRC Section 30121 in the Coastal Act, "'Wetland' means lands within the coastal zone which may be covered periodically or permanently with shallow water and include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and fens". The Coastal Act defines wetlands by the presence of any one of three wetland criteria (vegetation, soils, and hydrology). Therefore, wetlands within the coastal zone often encompass a much broader area under the Coastal Act than compared with wetlands as defined by the US ACOE.

The project area was initially assessed for jurisdictional waters April-May 2006, with follow up visits in June 2007, and final delineations made January-June 2008. Delineations were confirmed in the field by ACOE staff in July 2009. 2006 was an unusually wet year in Sonoma County, characterized by numerous flood events. Both 2007 and 2008 were drier than normal years, resulting in Governor Schwarzenegger declaring a statewide drought. The wetland assessment consisted of walking the proposed trail alignment, noting hydrophytic vegetation (adapted to living in wet conditions). Obligate, facultative wetland, and facultative species (OBL, FACW, and FAC) are considered wetland indicators and were determined from the US Fish and Wildlife Service's National List of Wetland Plants (1988). The US Army Corps of Engineers defines obligate wetland plants as those occurring almost always (>99% of the time) in wetlands, facultative wetland plants occur in wetlands 67-99% of the time, facultative plants occur in wetlands 34-66% of the time, facultative upland plants occur in wetlands 1-33% of the time, and obligate upland plants occur in wetlands <1% of the time (USACOE Wetlands Delineation Manual, 1987).

When more than 50% of the dominant species contained a combination of obligate, facultative wetland, or facultative species, the plant community was determined to have dominant hydrophytic vegetation. Since normal circumstances exist throughout the site (no significant disturbances), the presence or absence of wetland vegetation was used as a reliable indicator of the need to gather soils or hydrological data. For these sites, soil samples and hydrology were analyzed.

Within each plant community identified as possessing wetland vegetation, soils were examined for hydric characteristics. At each site, soil was excavated to a depth of 16 inches using a hand auger. The soil profile was recorded by describing the color (Munsell Soil Color Charts 2000 edition), texture, and in some cases the structure. Also recorded for each soil pit (when applicable) the presence of redoximorfic concentrations, gley, sulfidic odor, histosols, aquic or peraquic moisture regimes and concretions.

Wetland hydrology of the coastal terrace within Sonoma Coast State Park is primarily a function of small drainages, swales and sheet flow originating from the hills located east of the coastal terrace. The gently sloping surface and the loamy soil of the terrace appears to create a dispersed hydrologic regime.

Wetlands in Project Area

Wetlands comprise a substantial proportion of the project area. Of the 20 plots sampled, DPR staff determined that 16 of the 20 (80%) met the criteria for wetland habitat under US Army Corps

of Engineers jurisdiction. Where the proposed trail bisects wetlands, boardwalks have been proposed to minimize heavy foot traffic through wet areas. A total of 85.55 acres of the project area were determined to be federally regulated waters and wetlands. The proposed project would result in 0.01 acres of fill, which is less than 1% of the total area falling under federal jurisdiction. Primary wetland types encountered were a wet phase of coastal terrace prairie (palustrine emergent) and coastal riparian corridors (palustrine scrub-shrub and palustrine forest) along perennial drainages. Wetland locations are mapped in Appendix A.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a sensitive, candidate, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands, as defined by §404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Biological resources is based on criteria III a-f, described in the environmental checklist above.

DISCUSSION

a) **Purple-stemmed checkerbloom, Short-leaved Evax Coastal Beach Morning-glory and Harlequin Lotus.**Site surveys identified the presence of these species in the project area. At the time of the surveys, no populations or individual plants were identified in proposed construction areas. The checkerbloom, evax and morning glory are listed by CNPS as 1B.2. The lotus is listed by CNPS as 4.2. Because of the location of the populations of both species outside proposed construction areas, no impact to these special status plants is expected.

Yellow larkspur.
At the time of surveys, no populations or individual plants were identified in the project area. The larkspur is listed as Federally Endangered by the US Fish and Wildlife Service. No impact to this species is expected.

The implementation of **STANDARD PROJECT REQUIREMENTS BIO-1 BIOLOGICAL RESOURCE PROTECTION** would furthur ensure that potential impacts to special status plants remain at a less than significant level.

Northern Harrier and Other Nesting Raptors. Trail construction activities could temporarily disrupt adjacent nesting locations and nesting success for the northern harrier. New trail construction through currently undisturbed habitat may displace nesting harriers if existing nest sites are near the new sections of trail, although nest desertion is difficult to predict. Impacts within new trail areas may be significant due to construction activities and if heavily used by the public. **Mitigation Measure Bio-1-Northern Harrier and Other Nesting Raptors Avoidance** is proposed below to reduce impacts to a less than significant level.

Mitigation Measure Bio 1 – Northern Harrier and Other Nesting Raptors Avoidance
• For work planned in nesting habitat during the nesting season (February 1 to August 31), a DPR-qualified environmental scientist will conduct a focused survey for raptor nests to identify active nests within 500 feet of the project area. The survey will be conducted no more than 30 days prior to the beginning of construction. • If nesting raptors are found within 500 feet of the project area, no construction will occur during the active nesting season of February 1 to August 31, or until the young have fledged as determined by a DPR-qualified environmental scientist.

Nesting bird species under Migratory Bird Treaty Act. Nests of migratory bird species could occur within the proposed project area. The following avoidance measures are designed to reduce project-related impacts to nesting migratory bird species to a less than significant level.

Mitigation Measure Bio 2 - Migratory Bird Species Avoidance

- If construction-related activities are scheduled to begin between February 1 and August 31, a DPR qualified Environmental Scientist will conduct a survey for nesting bird species within three days prior to commencement of construction at each site to ensure that no nesting birds will be impacted by the project. The survey area will include the project site and a 100 foot zone.
- If active nests are located, a 100 foot buffer will be placed around each active nest. No construction-related activities will occur within this buffer area until young have fledged and there is no evidence of a second attempt at nesting (as determined by a DPR-qualified Environmental Scientist).

American Badger. On the steep inland slopes of the Property's southern portion, there are extensive burrows of the *Taxidea taxus* (American badger) (CRP, 2004a pages 5-10). The following avoidance measures are designed to reduce project-related impacts to American badger to a less than significant level.

Mitigation Measure Bio 3 - American Badger Avoidance

- A DPR qualified environmental scientist will conduct pre-construction survey within 24 to 48 hours of construction for American badger burrows.
- If badger burrows are present, they will be mapped and protected from project-related impacts with a 50-foot buffer zone during the nesting season of June 1 through October 15.

Townsend's Big-eared bat, hoary bat and other sensitive bat species. Although not known to occur in the project area, suitable habitat exists. The following avoidance measures are designed to reduce project-related impacts to sensitive bat species, if present, to a less than significant level.

Mitigation Measure Bio 4 - Sensitive Bat Species Avoidance

- To the extent possible, all tree removal will occur between October 1 and January 31 when tree roosting bats are not expected to occur in the project area.
- If tree removal is required between February 1 and March 14 or between July 1 and September 31, a DPR-qualified environmental scientist will survey the trees immediately prior to removal for presence/absence.
- If bats are located, tree removal will not occur until the bats vacate the tree of their own accord.

California Red-legged Frog. Field surveys in April 2008 confirmed presence of the Federally Threatened *Rana aurora draytonii* (California red-legged frog) on site. The Coleman Valley Road drainage, where a culvert replacement is proposed, is a Class 3 stream with bank dimensions of approximately 4' wide by 2' deep. Currently the outboard fill face and the road fill beneath the culvert are eroding. The replacement of the culvert would potentially impact the red-legged frog. The following mitigation measures would reduce potential impacts to California red-legged frog to a less than significant level.

Mitigation Measure Bio 5- California Red-legged Frog
• Proper erosion control and other water quality Best Management Practices (BMPs) will be implemented to avoid sedimentation and disturbance into downstream and adjacent aquatic habitats. • A preconstruction training session will be provided for construction crew members by a qualified biologist. The training will include a discussion of the sensitive biological resources within the Property and the potential presence of special-status species. It will also include a discussion of CRLF status, life history characteristics, protection measures to ensure CRLF and other sensitive resources are not impacted by project activities, and project boundaries. • Prior to beginning work, a qualified biologist will conduct preconstruction surveys for CRLF and other potentially occurring species. • If CRLF are encountered during construction, USFWS and CDFG will be contacted for guidance, and/or the frogs will be relocated by a permitted biologist. During construction, a qualified biologist will make frequent visits to the project area to ensure no CRLF or other species have entered the work area and are being impacted by construction activities.

b) As mentioned in the Environmental Setting above, CNDDB queries of the Bodega Head Quad returned three sensitive plant communities with the potential to be present within the proposed project site. These three communities are not located within the proposed project area and therefore will not be impacted.

Not present in the CNDDB search, but existing on the property are riparian and coastal terrace prairie habitat. The riparian area at the proposed southern access point on Coleman Valley Road is currently impacted by vehicle and foot traffic and is characterized by a high percentage of foreign material (e.g., roadbed material, litter, etc.) intermixed within the soil and the presence of weedy plant species. The project proposes replacement of the existing culvert and clearing of some vegetation to improve sight distances, which could result in potential impacts to riparian habitat. Nonnative, invasive plant species will be removed from some areas of the project area, focusing on wetlands and non-native sapling trees invading grasslands. Revegetation with native trees, shrubs, and herbs to improve plant diversity and wildlife habitat will occur in areas of invasive removal. DPR will monitor the site for the establishment of new/ expanding populations of invasive plant species for a three year period. Monitoring will consist of semiannual inspections. Any new invasive, exotic species populations identified within the project area will be removed mechanically.

c) Coastal terrace prairie is present on the property in large mosaics on both the north and south sides of Coleman Valley Road. The native coastal terrace habitat is *Deschampsia cespitosa* associations covering approximately 30% of the Property at its western boundary. Impacts to high quality native coastal prairie community have been avoided by designing trail alignments to pass through areas with a high density of exotic species *(Holcus lanatus)* to the greatest extent possible, avoiding areas with high density of native species (*Iris douglasii,*

Deschampsia cespitosa). Less than 1% of proposed work items would take place in this sensitive habitat. Where the trail passes through wetland areas, the use of boardwalks is proposed to reduce potential wetland impacts resulting from increased recreational activities and heavy foot traffic.
Six segments of boardwalk, totaling approximately 2500 L.F. would be constructed over wetland habitat. Boardwalk would be constructed using standard post and beam methods with 8 foot on center spacing. Ground disturbance would occur during construction and when the piers are installed. An estimated maximum of 11.44 cubic yards of fill would be discharged into an area of approximately 0.01 acres of Army Corps jurisdictional wetlands, less than 1% of the total jurisdictional waters in the project area.

The following mitigation measures were developed in consultation with ACOE staff and would reduce potential impacts to a less than significant level.

MITIGATION MEASURE BIO-6 WETLANDS
• Wetland fill impacts shall be mitigated at a 1:1 ratio by restoring at least 0.01 acre of degraded wetland within the Bodega Bay watershed. • Existing and restored wetland acreage shall be monitored and maintained so that no area is lost as a result of boardwalk piers or shading.

d) As mentioned in the Environmental Setting, the proposed project would not occur during periods of flooding nor would the use of the proposed facilities affect fish during flooding. No impact.

e) This project would not conflict with any local ordinances or tree protection policies. No impact.

f) The proposed project would not conflict with any adopted conservation plans. No impact.

V. CULTURAL RESOURCES.

SUMMARY OF SIGNIFICANCE

Unless otherwise indicated, the following information is derived from a historical survey (Roland, 2006), a historical archeological survey (Beard, 2007), and an archeological survey (Steen & Origer 2006) conducted on the project site.

In 2006, a historical survey conducted for this project concluded that what remains of the dairy ranch complex is eligible for listing in the California Register of Historical Resources and the National Register of Historic Places as a rural historic landscape district associated with the history and economic development of Sonoma County. Properties determined eligible for the National Register are also eligible for listing in the California Register (California 1999). Criteria for both registers are similar. In addition, the main house was listed as Sonoma County Landmark No. 120 in 1982.

ENVIRONMENTAL SETTING

The Carrington Property is bound by Salmon Creek on the south, Highway 1 on the west, and Marshall Gulch on the north. This area of the coast contains a vast array of prehistoric sites that date as far back as 9000 years (DPR 2007). At the time of European settlement, the project area included territory controlled by the Kashaya Pomo. Subsequent research indicates the project area is also shown to be the territory of the Coast Miwok. While Europeans explored the area as early as 1575, historical settlements did not occur until about 1809 (Steen & Origer 2006).

Prehistoric Features

An archaeological investigation was conducted in 2006 that included a field survey of approximately 90 acres of the 335 acres that make up the parcel. The field survey area included all of the proposed work sites and 6000 feet of trails extending south to Salmon Creek.

Archival research revealed two previously recorded sites in the project area. One site, near the intersection of Coleman Valley Road and Highway 1, was recorded as a destroyed site covered by Highway 1. The other site is located near the western parcel boundary between Salmon Creek and Coleman Valley Road. No prehistoric archaeological resources were discovered within the field survey area or trail routes (Steen & Origer 2006).

Prehistoric resources often exist below the surface and remain unknown until they are exposed from sub-surface activities. Measures have been identified in the Standard Project Requirements (Chapter 2) to deal with accidental discoveries. Adherence to these practices during construction would insure that if prehistoric resources are found, they will not be impacted from further work.

Historic Buildings and Landscape Features

South of Coleman Valley Road, the property is characterized by a number of buildings and landscape features dating from the late 19th and early 20th Centuries. The buildings and landscape features present a fairly complete picture of a small family farm. This farm originated in the early settlement period of the Sonoma Coast and continued through WWII. This was the period in which dairy farming was most significant to the Sonoma County agricultural economy.

The ranch complex aspects of architecture, land use, spatial organization, circulation, and vegetation give the property a distinctive character reflective of the ranching history in Western Sonoma County (Roland, 2006).

The ranch complex was evaluated for eligibility to the California Register of Historical Resources (Public Resources Code 5024.1). The dairy ranch complex is considered eligible for listing under two of the four basic criteria: Criterion 1, association with events or patterns important in history, and Criterion 3, embodies the distinct characteristics of a type or region. Under Criterion 1, it is associated with the breakup of the large Mexican ranchos and establishment of small family farms in Western Sonoma County. Under Criterion 3, it is an excellent example of a 19th and early 20th Century working dairy farm in the Sonoma County area. The main house is also considered individually eligible under Criterion 3 because it is a rare surviving example of a vernacular single-wall wood frame residence, similar to many that were built across the frontier in the 1850s and 1860s. In addition to meeting one or more of the four criteria, the property must retain its integrity; that is its ability to convey its historical significance. Integrity is defined by the National Park Service as consisting of seven elements including location, design, setting, material, workmanship, feeling and association (Roland 2006).

The associated structures and features of the ranch complex constitute a historic district. A historic district is defined as a geographic area which contains a concentration of historic buildings, structures, or site united historically, culturally, or architecturally (California 1999). Furthermore, the National Park Service defines a rural historic landscape as a *geographic area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, buildings, roads, waterways, and natural features* (Burnbaum 1994). The Carrington Property conforms to this definition. The ranch historic district embodies aspects of architecture, land use, spatial organization, circulation, and vegetation that give the property a distinctive character and reflect the history of ranching in Western Sonoma County (Roland 2006). Contributing buildings, structures, and landscape features that make up the eligible rural historic landscape district include:

Main House (1860 or earlier)
Tank House (circa 1870)
Carpenter Shop (unknown)
Poultry House (unknown)
Milk House (circa 1930)
Entry Road and Cypress Allee (corridor) (Road circa 1870; Allee circa 1910-1920)
Cypress Windbreaks (circa 1910-1920)
Pasture within the circle of the Cypress Windbreak (circa 1910-1920)

A subsequent survey in 2007 found the cistern/springhouse and remaining fences and corrals to be additional contributing features (Beard 2007). Other structures or features located outside of the proposed district boundaries were evaluated and determined to be lacking historical significance.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Cause a substantial adverse change in the significance of a historical resource, as defined in §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Cultural Resources is based on criteria **IV** a-c, described in the environmental checklist above.

DISCUSSION

a) The proposed project would develop new facilities including a small parking area for approximately 8 vehicles, an ADA compliant restroom, picnic sites, and access trails within the eligible rural historic landscape district. The parking area and restroom are proposed to be located near the milk house. Development of facilities at the milk house location has the potential to detract from or erode the historic character of the site. Construction activities associated with the parking and restroom could also directly impact the milk house.

Trails and picnic sites within the proposed historic district would not have an impact on historical structures, but could have an impact on the historic cypress trees. Notwithstanding previous historical surveys, new facilities and stabilizing work run the risk of discovering new evidence of historical resources. The application of **Mitigation Measure Cult-1- Historic Resources Protection** will ensure that project activities would have a less than significant impact on individual and collective resources of the eligible rural historic landscape district.

MITIGATION MEASURE CULT-1 – HISTORIC RESOURCE PROTECTION

- Construction of the parking area will be limited to surfaces previously manipulated and disturbed.
- Parking area will be defined with low barriers such as horizontal logs or rock boulders (less than 36" in height) to prevent vehicles from traveling beyond designated areas.
- Locate restroom near the fringe of the historic district to ensure the structure remains visually subordinate to the historic setting.
- To further ensure that the restroom does not adversely influence the historical setting, the structure will have surfaces fine in texture, dark or neutral in color, and absent of highly reflective surfaces. Restroom design shall be distinguishable in such a way it cannot be mistaken for a historic element.
- Prior to construction of parking area and restroom, perimeter fencing (orange construction fence) will be erected around the milk house and include an adequate exclusion zone buffer as determined by a DPR-qualified Historian.
- Any treatment measures taken under this plan will comply with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* with *Guidelines for the Treatment of Cultural Landscapes* (National Park Service 1996).
- In the event that trail construction activities encounter roots from cypress trees, no roots larger than 2 inches will be removed. Should construction conflict with roots over 2 inches in diameter, trail surfaces will be elevated over roots or relocated to avoid them.
- Prior to the commencement of construction activities, a DPR qualified Historian or qualified Architectural Historian will conduct a pre-construction meeting with contractors or DPR staff concerning the significance of relevant features and precautions in working around known historic resources.

b) Although known archaeological sites are present in areas near the project site, no archaeological resources have been identified or are known to exist in the proposed project area. No impacts to archaeological resources are anticipated, however in the event that archaeological resources are encountered during project construction, The integration of **STANDARD PROJECT REQUIREMENT CULT-1, DISCOVERY OF PREVIOUSLY UNDOCUMENTED RESOURCES** (See Chapter 2) will reduce potential impact to a less than significant level.

c) No human remains or burial sites have been documented or are known to exist at the proposed project site. No impact is anticipated. Should any potential human remains or burial artifacts be identified during the construction process, the integration of **STANDARD PROJECT REQUIREMENT CULT-2, HUMAN REMAINS** (See Chapter 2) will ensure that any impacts are less than significant.

VI. GEOLOGY AND SOILS.

ENVIRONMENTAL SETTING

The project site is located approximately 2.5 miles north of the community of Bodega Bay and is situated adjacent to Salmon Creek. The western side consists of gently sloped terraces transitioning to the east with rolling hills, with the eastern boundary comprised of moderate to steep slopes. Topography ranges from gently sloping areas of less than 10% on the west side to slopes of over 50% on the eastern side hills.

Geology

The geology of the Carrington Property is primarily influenced by extensive thrust faulting, where the Pacific Plate is thrust ("subducted") underneath the North American Plate. The San Andreas Fault lies less than 1 mile to the west of the project area. The result is a complex mixture of volcanic, sedimentary and metamorphic rock, known as the Franciscan formation, overlain by a layer of marine terrace deposits along the west side of the property. The Franciscan complex includes a mixture (mélange) of resistant rock types embedded in a matrix of sheared or pulverized rock. Common rock types include greywacke sandstone, shale, chert, greenstone, limestone and others. Scattered Franciscan bedrock outcrops are exposed on the hills along the eastern boundary and in the marine terrace deposits, suggesting these marine deposits are relatively thin. (DPR, 2007)

Seismicity

No active faults have been recorded on the project site. The project sites are located within the San Andreas Fault Zone, which is delineated on the Alquist-Priolo Earthquake Fault Zone Map (CDMG, 2000, See Map- Appendix A). The Rogers Creek Fault (20 miles to the east) and the San Andreas Fault, less than a mile to the west, are both historically active. In the San Francisco earthquake of 1906 the North Coast segment of the San Andreas Fault generated an earthquake of magnitude 7.6 on the Richter Scale. Due to the proximity of the San Andreas Fault Zone, the area may be prone to ground surface rupture, strong seismic shaking, liquefaction and seimically induced landsliding. The project area lies within an area of California where ground shaking during historical earthquakes has exceeded Modified Mercalli Intensity (MMI) . The MMI scale measures the effects of earthquakes ground shaking motion on people and structures. MMI effects are characterized by significant damage to weak structures (Peterson 2006). Along Salmon Creek, liquefaction potential of the marine terrace is considered "hazardous" in the event of seismic activity, and the Salmon Creek estuary is susceptible to tsunami wavers greater than 20 feet. Numerous landslides are present, primarily along hillside slopes over 30% and gullies (CRP, 2004a). Surface rupture along the San Andreas Fault system usually involves horizontal motions. However, earthquake ruptures at sea or on other faults, such as the Cascadia Subduction Zone, could result in vertical displacement and the formation of tsunamis (Huffman, 1973).

Based on analysis of historic events and seismic modeling, the Rogers Creek Fault has a 30-year probablity of 27% to 31% of generating a magnitude 6.7 or greater earthquake. The San Andreas Fault has a 30-year probability of 21% to 23% of generating a magnitude 6.7 or greater earthquake (WGCEP 2008). While the Rogers Creek Fault has the higher probability, the San

Andreas Fault has the greatest potental to generate damage or cause harm.

Soils and Erosion

The Sonoma County Soil Survey (Miller, 1972) classifies soils of the project area into six soil map units: Kneeland loam: 5-9% slopes, Kneeland loam: 30-50% slopes, Kinman-Kneeland loam: 30-50% slopes, Rohnerville loam: 0-9% slopes, Rohnerville loam: 9-15% slopes, and Tidal marsh (CRP, 2004a). A map of soil types on the property is included in Appendix C.

The Rohnerville loams, formed from weathered, soft sandstone, are located on the marine bench terraces on the western portion of the project area. Areas of the project site subject to ground disturbance as a result of this project are all of the Rohnerville Loam Soil Type. Rohnerville Loams have a moderate shrink/swell factor with a moderate to slight runoff potential and erosion hazard ratings (Sonoma County 2003). Rohnerville soils have limited suitability for uses such as septic tank absorption fields. These soils have a slow percolation, rated at less than 6" per hour at soil depths of 24-60 inches (NRCS 2008). The moderate shrink/swell properties and low caving potential of these soils will result in limited sloughing for shallow excavations up to 5 or 6 feet. (NCRS 2008).

The Kneeland loams, located on the uplands, are well drained and underlain by hard sandstone. Seepage is common on the lower toe slopes of areas made up of Kinman-Kneeland loam. On slopes of 30 to 50 percent, runoff is rapid and potential for erosion is high. Small landslides are present at various locations on the eastern hillside areas of the property where slopes exceed 40%. Areas prone to existing landslides are along the eastern boundary and do not pose a threat to areas of project improvements.

The sandy soils and any unengineered fill material will be the most susceptible to damage caused by ground shaking, followed by sand dunes and deep alluvium, deeper terrace deposits, alluvium and colluvium, and finally the least susceptible material will be Franciscan and Salinina Block bedrock (Huffman, 1973). Salmon Creek tidal marsh and alluvium soils represent the greatest potential for liquifaction in an earthquake event. The tidal marsh associated with Salmon Creek is extremely wet or under water for much of the year (CPR, 2004a). The smaller drainages on the property contain some elements of alluvium soils, but are mapped as Rohnerville Loams underlaid with the Franciscan formations.

Erosion along the California coast is an ongoing concern. Coastal bluffs will continue to recede, with larger erosion events occurring during severe storms and due to seismic shaking during earthquakes. The potential for erosion on a smaller scale exists primarily from construction activities associated with the project and cumulative use of trails.

There are no known paleontological resources or sites, or unique geologic features, located in the project area.

WOULD THE PROJECT:	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area, or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☒	☐	☐
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable, as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems, where sewers are not available for the disposal of waste water?	☐	☒	☐	☐
f) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	☐	☐	☐	☒

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Geology and Soils is based on criteria V a-f, described in the environmental checklist above.

DISCUSSION

a)

(i) Given the close proximity of the project site to the San Andreas Fault, rupture may occur. If the rupture extends to the surface, then structures may be damaged by the ground displacement (if not by the shaking). The occurrence of the surface rupture depends upon the epicenter location, and earthquake characteristics such as intensity and duration.

The project sites are located within the San Andreas Fault Zone, which is delineated on the Alquist-Priolo Earthquake Fault Zone Map (CDMG, 2000, See Map- Appendix A). The possibility exists for damage to proposed underground utilities, and structures. Mitigation to prevent breakage of utilities and structures if surface rupture were to occur, is not possible. However, measures can be taken to reduce catostrophic and long term impacts of broken utilities to a less than significant level. **Mitigation Measure Geo-1 Ground Rupture**, will reduce impacts resulting from ground rupture to a less than significant level.

MITIGATION MEASURE GEO-1– GROUND RUPTURE

- Underground utilities including water systems, waste disposal systems, gas lines, electrical systems, and telephone/data systems constructed as part of this project will conform to applicable earthquake design and construction requirements of the most recent accepted edition of the California Building Code Title 24. The application of design criteria would be for Seismic Zone 4.
- All underground plumbing systems (water supply, waste water, gas) shall include shutoff valves for each system as a minimum at the following locations; 1) at the source of the respective utility; 2) any point where the respective utility exits or enters the ground; 3) at junctions to subsequent components or equipment. All valves shall be clearly marked and secured in below ground valve boxes or above ground mounting post or wall.
- DPR requires that new electrical utilities be located below ground. New electrical systems will include a master shut off located at the existing power source and at locations where electrical service transitions to any structure. DPR will insure that shut offs are accessible in the event of an emergency. All utility construction will be in compliance with the most recent version of the California Building Code, Title 24.
- Contractors or DPR staff responsible for construction will provide an as-built drawing to DPR staff upon the completion of all work showing the alignments of all underground utilities and valve/shut off locations. Contractor will physically show DPR field operations staff the locations of all utility valves and shut offs prior to the final construction inspection.
- The underground construction of all utilities will include metallic tracer wire or tape placed in respective utility trenches at the time of construction to facilitate utility location for necessary future inspections.
- In the event of a major earthquake, DPR staff will inspect utility systems for damage as soon as feasible.

(ii) An earthquake on the San Andreas fault zone in the project vicinity may result in strong seismic shaking and a potentially significant impact. Strong seismic shaking could affect existing and proposed buildings and structures. The existing historic structures present on

the site were constructed prior to seismic building codes. None of the structures have been seismicly retrofitted. The plan proposes to stabilize structures and arrest decay to prevent collapse and/or structural failure. Some stabilization measures would overlap proposed limited rehabilitation in the areas of footings, foundations, and sub-structural supports on the main house and tank house. No public use of the historic structures is proposed. New structures (restroom & mobile home) would be designed and constructed to withstand seismic shaking. Trails and picnic sites would be able to withstand strong seismic shaking with little or no damage. The application of **Mitigation Measure Geo-2 – Seismic Building Requirements** to design and construction of structures will reduce any potential impact to a less than significant level.

MITIGATION MEASURE GEO-2– SEISMIC BUILDING REQUIREMENTS
• Structures and foundations proposed as part of this project will conform to the earthquake design requirements of the most recent accepted edition of the California Building Code Title 24. The application of design criteria would be for Seismic Zone 4. • Proposed residential water tank will conform to earthquake design requirements following applicable regulations and design practices of the American Water Works Association. Any new equipment associated with the water system will be secured to the walls and floors of related structures to prevent damage in the event of an earthquake. State Park staff will inspect the water supply system for damage as soon as feasible following a large earthquake. • Work undertaken on stabilization and rehabilitation of the main house and tank house will be in compliance with the California Building Code, Title 24, Part 8, California Historic Building Code. If at any time the occupancy of these structures should change from residential use (main house) or storage (tank house) to public use, a complete seismic evaluation of the buildings and upgrading of the structures to meet life-safety standards will be required under the California Building Code. • After a large earthquake event (i.e., magnitude 5.0 or greater within 50 miles of the project site), State Parks Representatives will inspect all project structures and features for damage, as soon as is possible after the event. If any structures or features have been damaged, they will be closed to park visitors, volunteers, residents, contractors, and staff.

(iii) Liquefaction occurs when unconsolidated (loose), water-saturated sediments are subject to seismic shaking. These sediments aquire liquid-like properties as the groundwater pore pressures increase. The factors affecting liquefation potential are soil type and consistency, intensity and duration of seismic shaking, and depth to groundwater.

The numerous hiking trails proposed in this project traverse wetlands and drainages. Boardwalks and bridges are proposed to facilitate trail use in these areas. Depending on the content of alluvium soils and the intensity of shaking, liquefaction may occur resulting in damage to trail related structures. Minimal amounts of fill would be associated with the surface development of parking areas and the mobile home pad. Minimal grading is proposed for the development of these areas. This would result in a reduction of the

dependence of fill material used in construction, therefore the potential impactsfrom liquefaction will be less than significant.

(iv) Areas prone to landslide, such as unstable coastal bluffs or steep hillsides, may fail due to seismic shaking during an earthquake. All proposed facilities are located on gently sloping ground away from steep slopes with the exception of some trail alignments. Portions of proposed trail alignments would be located on hillslopes up to 30%. Trail alignments in this location have a greater risk of being impacted by a landslide. Any potential impacts would be at a less than significant level.

b) The greatest potential for soil erosion is during the construction process or cumulative loss of soil from visitor use of trails and vehicle parking areas. Site design process has demonstrated that proposed improvements have been located to minimize grading and soil disturbance to the greatest extent possible (Draft IPU Plan, Section 10. Proposed IPU Facilities). Additional potential for temporary soil erosion exists with the construction of parking areas, utilities, and grading around buildings. The application of **STANDARD PROJECT REQUIREMENT HYDRO-1, EROSION AND SEDIMENT CONTROL AND POLLUTION PREVENTION PLAN** (See Chapter 2) will insure that potential impacts remain at a less than significant level.

c) Although the soils around the project site are considered loosely consolidated, they are considered to be stable. The eastern edge of the property contains steep slopes, which are prone to landslides. The proposed project would not increase the potential for on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. The proposed Salmon Creek loop trail alignment passes through one alluvial slide area below the existing spring. Due to the high levels of soil moisture, the area would be treated as a wetland and may be subject to liquefaction. This would affect approximately 400 feet of trail or about 2.5% of total proposed trails. This is a less than significant impact.

d) The presence or absence of expansive soils would not result in any risk of life or property as a result of work proposed by this project. No impact.

e) This project includes the installation of a septic system and leach field for the caretaker residence. Existing soils have limitations when used for waste water distribution due to the slow percolation rates. Limitations can be overcome or minimized by special planning, design and construction. The proposed restroom building would include a sealed storage vault system with sewage appropriately disposed of by contract. Implementation of **Mitigation Measure Geo-3** will insure that potential impacts resulting from septic system design, construction, and use will remain at a less than significant level.

MITIGATION MEASURE GEO-3 SEPTIC SYSTEM
• A soil classification and percolation test will be conducted for the proposed leach field to determine the soil texture and percolation rate prior to the design and specific site location. The design of the system will be prepared by a Registered Civil Engineer or Registered Environmental Health Specialist incorporating percolation test results as design criteria to insure successful percolation. • The use of non-standard septic system designs may be used to overcome site limitations as approved by the Regional Water Quality Control Board. If a non-standard septic system is used, a monitor program will be in place to monitor system performance as regulated by California Water Resources Control Board • System design, permitting, and construction will follow State guidelines and requirements of Sonoma County Permit and Resource Management Department.

f) The project site does not include any known paleontological resources or unique geologic features. No impact will result.

VII. GREENHOUSE GAS EMISSIONS

ENVIRONMENTAL SETTING

The Carrington Property is situated in the southern portion of the approximately 15 mile coastline of Sonoma Coast State Park. The property lies directly east of Highway One, contiguous with the State Park Property. Public use of the proposed facility will be limited to day use activities including hiking and interpretation of cultural and natural resources. The State Park attracts from 2 to 3 million visitors per year, with use concentrated in the southern portion of the park. Sonoma Coast State Park is primarily a day use park with approximately 800 parking spaces spread throughout, and approximately 150 campsites for overnight visitors. The projected peak use identified for the Carrington project is estimated at 100 people at one time.

Greenhouse gases (GHG) such as carbon dioxide and methane trap heat in the earth's atmosphere. Increased concentrations of these gases over time produce an increase in the average surface temperature of the earth. The rising temperatures can in turn produce changes in precipitation patterns, storm severity, and sea level, resulting in what is commonly referred to as "climate change."

Greenhouse Gas Emissions and Climate Change

Some GHG such as carbon dioxide occur naturally and are emitted to the atmosphere through natural processes and through human activities. Naturally occurring greenhouse gasses include water vapor, carbon dioxide, methane, nitrous oxide, and ozone.

- *Water Vapor* - Water Vapor is the most abundant greenhouse gas in the atmosphere. Changes in its concentration are considered a result of climate feedback loops related to the warming of the atmosphere rather than a direct result of human activities. The feedback loop that involves water is critically important to projecting future climate change. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the absolute humidity can be higher (in essence, the air is able to 'hold' more water when it's warmer), leading to more water vapor in the atmosphere. As a greenhouse gas, the higher concentration of water vapor is then able to absorb more thermal energy radiated from the Earth, thus further warming the atmosphere. The warmer atmosphere can then hold more water vapor and so on and so on. This is referred to as a 'positive feedback loop'. However, huge scientific uncertainty exists in defining the extent and importance of this feedback loop. As water vapor increases in the atmosphere, more of it would eventually also condense into clouds, which are more able to reflect incoming solar radiation (thus allowing less energy to reach the Earth's surface and heat it up).

- *Carbon Dioxide* -The natural production and absorption of carbon dioxide (CO_2) is achieved through the terrestrial biosphere and the ocean. Carbon dioxide also enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), solid waste, trees, and wood products, and as a result of other chemical reactions (e.g., manufacture of

cement). Carbon dioxide is removed from the atmosphere (or "sequestered") when it is absorbed by plants as part of the biological carbon cycle. Carbon dioxide was the first greenhouse gas demonstrated to be increasing in atmospheric concentration with the first conclusive measurements being made in the last half of the 20th century.

- *Methane* – Methane (CH_4) has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands (at the roots of the plants). Methane is emitted during the production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills. Methane is an extremely effective absorber of radiation, though its atmospheric concentration is less than CO_2 and its lifetime in the atmosphere is brief (10-12 years), compared to some other greenhouse gases (such as CO_2, N_2O, CFCs).

- *Nitrous Oxide* - Nitrous oxide (N_2O) is produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests. Concentrations of nitrous oxide began to rise at the beginning of the industrial revolution and is understood to be produced by reactions that occur in fertilizer containing nitrogen. Increasing use of these fertilizers has been made over the last century (NOAA).

- *Ozone* – Ozone (O_3) is a gas present in both the upper stratosphere, where it shields the Earth from harmful levels of ultraviolet radiation, and at lower concentrations in the troposphere, the air closest to the Earth's surface, where it forms through chemical reactions between pollutants from vehicles, factories, fossil fuels combustion, evaporation of paints and many other sources. Key pollutants involved in ozone formation are hydrocarbon and nitrous oxide gases (CARB). Sunlight and hot weather cause the ground-level ozone to form in harmful concentrations and is the main component of anthropogenic photochemical "smog" (USEPA).

Other greenhouse gases (e.g., fluorinated gases) are created and emitted solely through human activities.

- *Fluorinated Gases*: Hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride are synthetic, powerful greenhouse gases that are emitted from a variety of industrial processes. Fluorinated gases are sometimes used as substitutes for ozone-depleting substances (i.e., CFCs, HCFCs, and halons). These gases are typically emitted in smaller quantities, but because they are potent greenhouse gases, they are sometimes referred to as High Global Warming Potential gases ("High GWP gases") (USEPA).

The California State Legislature has proposed and the Governor has approved laws and policies to reduce the amount of GHG generated each year. As stated in Assembly Bill 32, Global Warming Solutions Act (AB 32), passed in 2006; "The State of California found that Global Warming would have detrimental effects on some of California's largest industries including agriculture, wine, tourism, skiing, recreational and commercial fishing, and forestry." AB 32

requires statewide GHG emissions in California be reduced to 1990 levels by the year 2020 and requires the California Air Resources Board (CARB) to adopt rules and regulations to achieve this goal.

CARB has developed the Climate Change Scoping Plan (Scoping Plan) California's roadmap to reach the GHG reduction goals required in AB 32. The Scoping Plan has several strategies and recommended measures to reduce GHG emissions. The intent is to implement measures through the rulemaking processes at the CARB or other agencies. The largest contributor of GHG emissions is the transportation sector (cars and trucks that move goods and people) at approximately 34% of total California GHG emissions for the 2002-2004 period (CARB 2008). Recommended implementation strategies for reducing GHG's that are applicable to the Carrington Project include; Transportation, Green Building Strategies, and Recycling and Waste.

Transportation strategies included in the Scoping Plan and identified here are regulated through the California Air Resources Board. They include: 1) The Low-Emission Vehicle Program, to set standards to reduce emissions from passenger vehicles, light-duty trucks, and medium-duty vehicles. 2) California's Smog Check Program ensures passenger vehicle emission control systems are properly maintained. 3) The Zero-Emissions Program that requires manufactures to offer for sale (in California) hybrid, partial-zero, and zero emitting vehicles. 4) The Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles. This program calls for new and retrofitting of vehicles and engines to use state-of-the-art catalyzed diesel particulate filters and very low-sulfur diesel fuel. There are other transportation related GHG emission reduction regulatory measures currently being pursued by CARB to increase vehicle efficiency. These vehicle efficiency measures include; ensuring that vehicle tires are properly inflated, ways to reduce engine loads through low friction oils and reducing the need for air conditioning use, adopting fuel-efficient tire standards, and the development of Low Carbon Fuel Standards to reduce the carbon intensity of California fuels by 10% by 2020 (CARB 2008-H).

Green Building Strategies call for the expanded use of green building practices to reduce the carbon footprint. Practices aimed at reducing GHG emissions include; decreasing consumption of potable water, using sustainable construction materials and reducing solid waste generation, and siting considerations to improve energy consumption and transportation efficiencies.

Recycling and Waste Strategies are aimed at reducing methane emissions at landfills, mandated recycling, and beneficial uses of organic materials. Minimizing the generation of waste and maximizing the diversion from landfills is the objective to reducing GHG emissions through turning waste into resources. GHG emissions are further reduced by using less energy associated with the acquisition and processing of raw materials. Recycling programs and using recycled material can reduce dependence on virgin raw materials

The California Department of Parks and Recreation (DPR) has developed a "Cool Parks" initiative to address climate change within the State Park system. Cool Parks proposes that DPR itself as well as resources under its care adapt to the environmental changes resulting from climate change. In order to fulfill the Cool Parks initiative, State Parks is dedicated to using alternative energy sources, low emission vehicles, recycling and reusing supplies and materials,

and educating staff and visitors on climate change (DPR 2008).

Implementation of measures identified in the CARB Scoping Plan may deliver more emission reductions, and others less. Measures will be adjusted as new and better ways to reduce GHG emissions are developed. Emission reductions identified in the Scoping Plan Measures are estimates that may be modified based on additional information (CARB 2008). Actual quantification of emission measurements and reductions are still being developed. Only recently have efforts emerged to track quantifiable changes in GHG emissions (UCSD 2011).

The best available data for analyzing potential GHG emissions are models that apply project specific data to a modeling program for calculating impact to air quality. The closest model currently available to a state park environment is the California Emissions Estimator Model (CalEEMod) as developed by the South Coast Air Quality Management District. The CalEEMod is a land use based model with a recreation option that includes a city park subtype. Project specific data including annual operations and construction activities can be input to the model and project based results generated. As a baseline reference for existing statewide GHG emissions, the California Greenhouse Gas Inventory for 2000 to 2008 was used (CARB). The inventory primarily identifies CO2 equivalent as the principal anthropogenic greenhouse gas that affects the Earth's radiative balance. Carbon dioxide equivalents are computed by multiplying the mass of the gas emitted by its global warming potential. The 2008 year was used as it represents the latest figures of record.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environmental?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

DISCUSSION

a) The transportation sector is the largest contributing element of GHG emissions and represents the largest contributing element of the project. The development of proposed public use facilities is planned to accommodate a maximum of 100 visitors at one time. The proposed project would result in a new opportunity for public visitation and a potential increase in GHG emissions (CO_2 and N_2O) from increased traffic. The bulk of project related visitation would come from the public already visiting other areas of Sonoma Coast State Park. Quantifying net increases in project generated vehicle traffic is difficult due to the close proximity of the project to the existing park and overlapping visitation. For purposes of this analysis, a conservative approach was used in assuming that all project visitors will be additional new visitors.

The following table identifies base line inventory of greenhouse gas emissions in the Transportation Sector for 2008 and project GHG emissions estimate based on the CalEEMod Program/Model. Transportation category figures for all data include passenger vehicles and heavy duty truck use. Figures for the project include annual project operations, and first year operation with proposed project construction.

Estimations of CO2 equivalent	
Transportation: Baseline 2008 (CARB)	
163.3 million metric tons/yr	
Transportation: Project Annual Operation	Projected Operation as percentage of Baseline
2.09 metric tons/day = 762.85 metric tons/yr	0.000467%
Transportation: Total Project 1st Yr. w/ construction	Projected Operation as percentage of Baseline
855.37 metric tons/yr	0.000523%

The resulting GHG emissions estimates for the proposed project amount to approximately 5 thousandths of a percent addition to the existing. Additionally, existing CARB regulations and pending measures applied to projected use would continue to reduce GHG emissions for all California vehicles. Therefore the generation of GHG emissions as a result of this project would be less than significant.

Equipment used in construction including delivery trucks, crew trucks, backhoes, and grading equipment could contribute to a temporary increase in CO_2 and N_2O levels, both components of GHG. Integration of **STANDARD PROJECT REQUIRMENT AIR 1** (see Chapter 2 Project Description) is designed to reduce emissions and with the temporary nature of the construction work would be a less than significant impact on the generation of GHG emissions.

b) The facilities proposed for this project and their operation would be in full compliance with measures identified by CARB to reduce the generation of GHG emissions. State Parks implements sustainable principles in facility site selection and building designs incorporating minimal energy use. State Parks existing programs of recycling solid waste, promotion of "pack-it-in, pack-it-out" strategies, and use of recycled content for building materials are part of DPR's Cool Parks initiative to use less non-renewable energy thereby reducing GHG emissions. All of the above help meet CARB's goal to reduce GHG emissions resulting in a less than significant impact.

VIII. HAZARDS AND HAZARDOUS MATERIALS.

ENVIRONMENTAL SETTING

The proposed project site is on a section of coastal terrace, adjacent to the southern end of Sonoma Coast State Park. To implement the proposed project, recreation facilities would be constructed on the site and existing historic structures would be stabilized. Hazards have been identified in order to avoid, minimize and mitigate their impacts.

Hazardous Materials

Historically the property operated as a dairy, therefore past grazing and agricultural activities could be a potential, though unlikely, source for hazardous materials. The site is located in a rural area, and there has been no evidence of industrial use in the project area. The construction process has the potential to expose hazardous materials to the site as a result of spills from equipment fuels and fluids. There are no known hazardous materials stored on site. The closest cleanup site listed by the California Department of Toxic Substance Control (CDTSC) is located in Cotati, approximately 24 miles away (CDTSC 2008; Google Maps).

In March of 2003, SCAPOSD contracted with Advanced GeoEnvironmental Inc. of Stockton CA, to conduct a Phase I Environmental Site Assessment for the project site. The purpose of the assessment and resulting report (based on ASTM Practice E 1527-00, Section 1.1 guidelines) was to identify recognized environmental conditions, or the presence or likely presence of any hazardous substances or petroleum products on the site under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on a property or into the ground, ground water, or surface water of the property (Advanced GeoEnvironmental, 2003). The assessment identified a large amount of debris located in buildings and exterior areas consisting of residential sized containers of paint, cleaners, pesticides, herbicides and fertilizers, tires, abandoned cars and other miscellaneous materials. The final report recommended that debris located in the buildings and grounds be evaluated and removed. In 2004-2005, SCAPOSD, removed all debris from the buildings and exterior areas of the property.

Additionally, due to the age of the buildings onsite, it was recommended that an asbestos survey of buildings be completed by a qualified professional prior to any remodeling or demolition. In November 2006, DPR contracted with NorBay Consulting to perform asbestos and lead paint inspections. All six structures were found to contain lead based paint (NorBay 2006). Small amounts of asbestos were found on roofing material and sealant of the main house. The following discussions of Asbestos and Lead Paint are taken from the *Asbestos Bulk Sampling Report for Carrington Ranch Property 2006* and the *Lead in Paint Inspection for Carrington Ranch Property 2006* by NorBay Consulting (NorBay, 2006).

In October 2008, during the first IS/MND public review period, a response was received from the California Department of Toxic Substances Control (CDTSC). Since the Carrington Property supported former ranching and dairy activities, the CDTSC recommended investigation of

potential use of associated hazardous substances in the project area. Since soil testing was not done as part of the Phase I Environmental Site Assessment in 2003, SCAPOSD contracted with Advanced Geo-Environmental (AGE) to conduct supplemental soil testing. Soils testing reports are included in this document as Appendix E.

Soil borings and samples were conducted in July and September 2009 in 9 different locations including; the Ranch House area (3 samples), Milk Barn area (2 samples), and at the Sheep Pens/Mobile Home area (4 samples). Soil samples were analyzed for metals, Organo-chlorines, Organo-phosphates, and Organo-halides for potential residuals from possible historic pesticide usage and/or storage. No Organo-chlorines, -phosphates, or –halides were detected. Metals were found in several of the samples including arsenic, barium, chromium, copper, lead, nickel, vanadium, and zinc. Concentrations for chromium, copper, lead, and zinc for the Garage East sample in the Ranch House area, and nickel near the Milk Barn area slightly exceeded the range for naturally occurring metals (AGE, 2009,10-19). None of the above metals exceeded Environmental Screening Levels (ESL's) for Construction/Trench Worker Exposure in soils. (AGE, 2009, 10-19). The copper level for the sample taken at the Garage East site (Ranch House area) had an average concentration of 438mg/kg. This level exceeds the threshold identified in the ESL's for Terrestrial Ecological Impacts of 230mg/kg (AGE, 2009, 01-19). The next closest sample site, Ranch House East (approx 100 ft), had a copper concentration of 4.6mg/kg. The United States Environmental Protection Agency Office of Emergency and Remedial Response has developed ESL's for soil contaminants as a means to provide protection of terrestrial ecosystems (OSWER 2003). The level of copper detected in the soil samples may pose a Terrestrial Ecological Impact to flora or fauna on or near the Property (AGE, 2009, 10-19).

ASBESTOS

NorBay Consulting performed an asbestos inspection and collected bulk samples of suspect asbestos containing building materials in six structures located on Carrington Property. All areas of the six structures were inspected including the roof. A total of 15 samples of suspect asbestos containing building materials were collected during inspection. Upon analysis by Polarized Light Microscopy (PLM) the following materials were found to contain varying percentages of asbestiform minerals:

- Black roofing sealant/patching on the main house roof;
- Gray roofing sealant around chimney and other minor locations on the main house roof.

The roofing sealants were located on the roof of the main house, both the original section and the addition. The black sealant was obvious as it had been applied on the seams of the composition rolled roofing. The gray sealant was mainly located around the chimney but was also applied in other small areas, mainly penetrations to the structure. Since this material contains over 1% asbestos, it becomes regulated by the EPA or locally by the Bay Area Air Quality Management District. It would also be regulated by Cal-OSHA if it was to be disturbed. Implementation of any plan to stabilize or rehabilitate existing structures has the potential to result in exposure to asbestos hazards.

LEAD

NorBay Consulting performed a lead in paint inspection of six structures on the Carrington Property. A total of 72 readings were collected of painted/coated surfaces during the inspection. Of the 72 readings, 56 resulted in levels considered to be lead based paint. The exterior paint on all the structures was lead based. The majority of interior paint was also lead based with the exception of the poultry house. Damaged (loose, peeling or flaking) lead based paints are considered lead hazards. The following is a list of those materials considered to be lead hazards:

- Window frame in the carpenter shop
- Door in the carpenter shop
- Exterior walls and windows on the carpenter shop
- Ceilings in the main house (addition)
- Exterior siding on the main house
- Exterior window frame on the poultry house.

Implementation of any plans to stabilize or rehabilitate existing structures has the potential to result in exposure to lead hazards.

Schools and Airports

The closest school is Bodega Bay Elementary school, located approximately 4 miles south of the project site (Google Maps 2008). Sonoma County has one airport, the Charles M. Schultz Airport, which is located over 24 miles to the east of the Property.

Fire Hazards

The California Department of Forestry and Fire Protection (Cal Fire) has developed methods to assess fire danger throughout California. Cal Fire bases their zones on estimated fire fuel potential over a 30-50 year time horizon based on the probability of a burn and potential vegetation exposure to new construction (Cal Fire 2007). Cal Fire has three severity classifications: moderate, high, and very high. The project area is situated within a moderate fire severity zone that has been designated as a State Responsibility Area (Cal Fire 2007). Fire protection for the property is available from the Bodega Bay Fire Protection District (located approximately 5 miles from the project area), and the California Department of Forestry and Fire Protection located in Santa Rosa, CA. Additionally, Sonoma Coast State Park is outfitted with fire suppression materials. Construction activities pose a potential risk for fires. The IPU Plan identifies the use of a Fire Safety Plan during construction phases as a means to control risk of construction related fires.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and/or accident conditions involving the release of hazardous materials, substances, or waste into the environment?	☐	☐	☒	☐
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d)	Be located on a site which is included on a list of hazardous materials sites, compiled pursuant to Government Code §65962.5, and, as a result, create a significant hazard to the public or environment?	☐	☒	☐	☐
e)	Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f)	Be located in the vicinity of a private airstrip? If so, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h)	Expose people or structures to a significant risk of loss, injury, or death from wildland fires, including areas where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Hazards and Hazardous Materials is based on criteria **VIII** a-h, described in the environmental checklist above.

DISCUSSION

a-b) Construction activities would require the use of powered equipment that use potentially hazardous materials such as fuels, oils, and solvents. These materials are contained within vessels engineered for safe storage. Large quantities of these materials would not be stored at or transported to the construction site. Spills, upsets, or other construction-related accidents could result in a release of fuel or other hazardous substances. The integration of **STANDARD PROJECT REQUIREMENT HAZMAT-1, SPILL PREVENTION AND RESPONSE** (See Chapter 2) will reduce potential impacts to a less than significant level.

c) There are no schools in the general vicinity of the project or within one-quarter mile of the proposed project site. No impact.

d) The project area is not on a list of hazardous materials sites, and is over 24 miles from the nearest listed site (CDTSC 2008). However, there is a potential for hazardous emissions resulting from stabilization work on the main house and tank house. NorBay Consulting encountered asbestos in the roofing material and sealant of the main house; they also found lead-based paint in all six structures on the property. Implementation of any plan to stabilize or rehabilitate existing structures has the potential to result in exposure to asbestos and lead hazards. Implementation of the **Mitigation Measure Hazmat-1 Asbestos & Lead** will reduce impacts to an insignificant level.

MITIGATION MEASURE HAZMAT-1 ASBESTOS & LEAD
• If repairs to, or stabilization of the roof of the main house are planned, specifically those which would disturb the asbestos containing sealants, a licensed asbestos abatement contractor or a roofing contractor with asbestos credentials will be utilized to remove, and properly dispose of these materials prior to activities taking place that would disturb them. • All paint work will follow *Preservation Brief 10, Exterior Paint Problems on Historic Buildings.* • Applicable OSHA regulations will be followed regarding worker safety. • Any renovation or removal of building materials which have lead-based and/or lead-containing paints will be conducted with the materials kept in a wetted state and removed in sections, as feasible, to reduce the potential for airborne lead emissions. • All hazardous materials will be removed by trained and authorized/certified personnel and disposed of at a licensed facility in compliance with local, state, and federal regulations and guidelines. • Prior to any activity that may result in a lead exposure, workers will be properly fitted with respiratory protection and protective clothing.

Metals – Copper. Soils sampling has detected a location (east of Ranch House area Garage) with higher than normal levels of copper. Levels indicated have a potential for Terrestrial (non-human) Ecological Impacts. However there is an identified wetland approximately 200-300 feet to the southwest. Plant and animal surveys conducted have not identified the presence of rare, threatened, or endangered species in the area. Wetlands are considered sensitive habitats and can be considered potential habitat for the California Red-Legged Frog. The area has been subject to observations from DPR staff specialists and consultants over the last several years. No indicators of terrestrial abnormalities have been observed in the area. Impacts from copper can pose a threat to sensitive wetland habitats. No construction is proposed within 100 feet of the Garage East area, ensuring that potential impacts remain at a less than significant level.

e-f) The project area is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private air strip. Therefore, no impact would occur as a result of this project.

g) The construction activities associated with the proposed project would occur within the project site, therefore would not restrict access to, cause delays, or block any public road outside the immediate construction area. The impact of this project would be less than significant.

h) The project area contains grasses and shrubs that can become highly combustible during the dry season (June - October). The use of equipment for construction may be in close proximity to vegetation. Improper exhaust systems on equipment and friction between metal and rocks could generate sparks. Due to these uses, there is some risk of accidental wildfire ignition. The inclusion of a Fire Safety Plan and other **STANDARD PROJECT REQUIREMENTS HAZMAT-2, FIRE PREVENTION** (See Chapter 2) will keep the potential for adverse impacts from this project to a less than significant level.

IX. HYDROLOGY AND WATER QUALITY.

ENVIRONMENTAL SETTING

Watershed and Surface Water

Hydrologic processes within the project area are strongly related to the fact that the Property lies within the first coastal terrace, east of Highway 1. It is a relatively moist environment, with annual rainfall totals at Bodega Bay, four miles south, averaging 38 inches, and summer fog a common occurrence. Water draining down from the higher slopes east of the project boundary tends to saturate soils of the coastal terrace, resulting in a high preponderance of natural wetlands for much of the project area. Thus, wetlands and small drainages are prominent features along the headlands.

The largest watercourse on the Carrington Property is Salmon Creek, along the southern boundary, which drains a 34 square mile watershed. This salmonid-bearing perennial creek transitions to a tidewater estuary as it flows to the southwest. Along the northern property boundary, Marshall Gulch is a perennial spring-fed drainage that flows from the northeast. Northeast of Marshall Gulch, on the neighboring parcel to the north, springs provide a surface water source for the Carmet Subdivision, north of the project area (Baumgartner, 2010). Several other seasonal drainages flow across the property, generally following the slope from northeast to southwest. Significant erosion gullies are associated with some of these drainages. One developed spring exists on the parcel approximately 415 yards southeast of the main house. The concrete cistern spring was developed in the early to mid 20th Century as a water supply for ranching activities (Beard, 2007). The developed spring exists in its original form but is currently untapped as a water source.

Ground Water

The Carrington Property is located in the southernmost portion of the Fort Ross Terrace Groundwater Basin. It abuts the northern boundary of the Bodega Bay Groundwater Basin, part of the North Coast Hydrologic Region. The underlying geology of the project area is the Franciscan Complex, generally considered non-water bearing except where significant fracture porosity exists (DWR 2004). While ground water is present in the rock of the Franciscan complex, it is more often found in spring form through bedrock joints and fractures. Successful wells drilled in the Franciscan Formations are infrequent and those that produce generally have low yields of 1 to 3 GPM. These yields would be sufficient for domestic purposes when combined with water storage capacity of 1000 gallons or greater (DWR 1975). Typical water-bearing materials and ground water aquifers are not found on the project site. Known ground water storage areas in Sonoma County are typically located in inland valleys and along sizable drainages such as the Russian River Basin (DWR 1975).

Flooding

The project area is outside the limits of the 100-year flood zone, as determined by the Federal Emergency Management Agency (FEMA) (See Appendix A).

Water Quality and Supply

The project area falls under the jurisdiction of the North Coast Regional Water Quality Control Board (NCRWQCB). NCRWQCB regulates water quality in the region and provides water quality standards and management criteria as required by the Clean Water Act. These standards and criteria are presented in the 2007 Water Quality Control Plan (Basin Plan) for the North Coast Region. The Basin Plan identifies existing beneficial uses for surface water for a given hydrologic area or waterbody. The Salmon Creek Hydrologic Subarea of the Russian River Hydrologic Area is closest to the project area. Beneficial uses for surface water in the Salmon Creek and project areas include: Municipal, domestic, and agricultural supply; ground water recharge; contact and non-contact water recreation; cold freshwater, wildlife, and rare, threatened, or endangered species habitat; migration of aquatic organisms; and wetland habitat (NCRQWCB 2007).

Within the project area, a surface water supply exists as described above in the Watershed and Surface Supply Section. Implementation of this project includes development of a well or surface water source for domestic or residential purposes within the vicinity (1/4 mile radius) of the proposed caretaker/ residence site. Other than the existing spring located over ½ mile to the south of the proposed caretaker site, the closest known well is over 1 mile to the south across Salmon Creek on the neighboring property. No domestic water suppliers exist in the project area.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, in a manner which would result in substantial on- or off-site erosion or siltation?	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in on- or off-site flooding?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

f)	Substantially degrade water quality?	☐	☐	☒	☐
g)	Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or other flood hazard delineation map?	☐	☐	☐	☒
h)	Place structures that would impede or redirect flood flows within a 100-year flood hazard area?	☐	☐	☐	☒
i)	Expose people or structures to a significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam?	☐	☐	☐	☒
j)	Result in inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Hydrology and Water Quality is based on criteria **IX** a-j, described in the environmental checklist above.

DISCUSSION

a) During any planned grading, trenching, or excavation activities, a release of sediment to surface waters could occur. During construction to improve entrance driveways at the proposed Coleman Valley Road entrance, deposition in the drainage channels could occur. If construction activities continue into the rainy season, soil and construction materials could be mobilized by rainfall events. Other impacts to water quality could result from accidental releases of fuels or other fluids from equipment and vehicles during the construction process. Potential releases of sediments and fluids could result in violation of water quality standards. Construction activities in this area fall under the jurisdiction of the North Coast Regional Quality Control Board which regulates activities through their Section 401 Permit system. Construction activities affecting streams are regulated by the California Department of Fish & Game through their 1602 Streambed Alteration Agreement Process. Following regulatory protocols and compliance with water quality standards and requirements and the application of **STANDARD PROJECT REQUIREMENTS HYDRO-1, EROSION AND SEDIMENT CONTROL AND POLLUTION PREVENTION** (See Chapter 2) will result in potential releases of pollutants at a less than significant level.

b) Elements of this project propose to develop a water system for residential use that includes drilling a new well and water storage for the proposed caretaker site. Site geology is such that ground water sources are generally isolated and producing wells have typically low yields, yet enough to sustain residential use with adequate storage. The parcel does not contain any previously existing wells and the closest well is over 1 mile away. Consequently little is known regarding present levels and quality of groundwater. Given the lack of wells in the immediate area and geological configuration, ground water would likely be from an isolated source. The demand for a single residence use will not significantly reduce water supply of other well users. Potential impacts to the aquifer are less than significant.

c) Implementation of this project includes several elements that have the potential to alter existing surface runoff patterns. These elements include construction of a mobile home pad, parking areas, improvements to existing driveway connections to Coleman Valley Road, and new trail construction that includes a bridge, puncheons and boardwalk to span existing drainages and wetlands.

With the construction of both parking areas (8800 ft^2 and 3500 ft^2) and mobile home pad, existing surface drainage patterns would undergo minor alterations. Sheet drainage of the parking areas and mobile home pad would be employed to prevent the concentration of surface runoff. Driveway improvements connecting Coleman Valley Road with the parking area may alter existing drainage patterns. Replacement of an existing culvert as part of the south driveway improvement has the potential to alter the existing drainage channel.

Trail construction would cross several seasonal drainages. Trail structures (bridges and puncheons) would be used to span the drainage channels, remaining above the streambed and channel. There would be no change to the drainage channels or significant alteration of surface flow patterns. Some minor grading would be required to redirect water around the foundation of the main house. Construction of driveway improvements has the potential to generate off-site sedimentation.

Earlier analysis has been provided in the Sonoma Coast SP General Plan/EIR (pg. 4-20) concerning guidelines (COAST-2B & 2C, pg. 3-35) intended to reduce potential impacts on water quality to a less than significant level. The implementation of **Mitigation Measure Hydro- 1- Sedimentation Control** will further assure that drainage pattern alterations and potential erosion from facility development will result in a less than significant impact.

MITIGATION MEASURE HYDRO-1 SEDIMENTATION CONTROL
• Major grading activities such as the construction of parking areas, road accesses, and mobile home pad and utilities will be scheduled for and completed during the dry weather period (May thru October) with adequate time to stabilize soil and install temporary post- construction sediment control devices. • All construction activities will comply with conditions and measures outlined in the Sonoma County Encroachment Permit and Department of Fish and Game Stream Alteration Permit. DPR inspectors will be responsible for contractor compliance of all permit conditions prior to completion and acceptance of work. • Following completed construction of graded areas, all exposed soils will be seeded and mulched (min. 2 inches) with organic materials gathered from previously approved on-site sources. • During the first winter season following construction DPR will monitor work areas to ensure that temporary and permanent erosion control measures are functioning and maintained.

d) See Discussion VIII (c) above. Parking lots would be constructed with pervious surface to further reduce surface runoff. No on or off- site flooding is anticipated. Impacts would be less than significant.

e) Improvements identified in this plan would not create or contribute to runoff that would exceed the capacity of stormwater drainage system. No stormwater drainage system is planned in association with identified improvements. All construction would incorporate surface water drainage techniques and would not alter natural drainage patterns. Runoff impacts from plan proposals would be less than significant.

f) The construction of plan elements has the potential to degrade water quality. See Discussion item a) above. The integration of **STANDARD PROJECT REQUIREMENTS HYDRO-1, EROSION AND SEDIMENT CONTROL AND POLLUTION PREVENTION** (See Chapter 2) will prevent a significant degradation of water quality. The impact will be less than significant.

g) This project is not located within any FEMA-designated 100-year flood plain. There is no impact.

h) No elements of this project propose to place structures that could impede flood flows within any FEMA-designated 100-year flood plain. There is no impact.

i) Plan elements would not expose people or structures to an increased significant risk of loss, injury, or death from flooding, including flooding resulting from the failure of a levee or dam. There is no impact.

j) The entire project area lies within an area that could be subject to tsunamis. This is true for most of the park units within this State Park District. If such an event did occur, it is difficult to predict how extensive the damage would be to facilities or how many people would be affected, or what changes would result in the natural environment. The most effective method to prevent impacts is to avoid construction in and use of areas subject to tsunamis. No facilities are proposed along the lower elevation of bluffs and coastal terraces. The potential impacts from tsunamis are at a less than significant level.

X. LAND USE AND PLANNING.

ENVIRONMENTAL SETTING

The Carrington Property is located on State Highway 1 across from Sonoma Coast State Park. Since its incorporation into the California State Parks system in 1934, Sonoma Coast State Park has become one of the most visited state park units in California, with an average of around 2 million visitors per year (DPR).

The Carrington Property is located in a rural area of the Sonoma County coast, 4 miles north of the community of Bodega Bay, east of Highway 1 and immediately north of Salmon Creek. The small residential communities of Sereno Del Mar and Carmet lie to the north.

The property consists of four contiguous parcels (Assessor's Parcels #101-040-005,006,007,008) and is currently zoned for Public Facilities. The property has a Public- Quasi Public designation in the Sonoma County General Plan, although the County has no jurisdiction over State property.

The following combining districts are applicable to the project site. Their provisions govern the management, activities and facilities at the site (Sonoma County):

- Biotic Resources Combining District
- Floodplain Combining District
- Geologic Hazard Area Combining District
- Historic Combining District
- Scenic Resources Combining District

Land uses on the adjacent properties are: public parklands (Sonoma Coast State Park) to the west, agriculture and rural residential (Carmet, Sereno del Mar) to the north, open space (Colliss Property) to the east, and agriculture and rural residential (Chanslor Ranch, Salmon Creek subdivision) to the south. Land use designations and zoning are: Public Facilities (PF) on parklands, Land Extensive Agriculture (LEA160/640 with Coastal combining district) on agricultural lands, and Rural Residential (RR) in the nearby residential communities.

Influencing Planning Documents

Sonoma County General Plan and Local Coastal Plan

The county's General Plan and Local Coastal Plan contain a Scenic Landscape overlay on the Carrington Property, and designate Highway 1 and Coleman Valley Road as Scenic Corridors with Scenic Resources (SR) combining zoning. The homestead on the Carrington Property (south of Coleman Valley Road) is identified as a County Historic Landmark with a Historic District (HD) combining zone designation. A portion of the property along Salmon Creek is identified as "Sensitive and Hazardous", due to the sensitive estuarine resources and the potential for liquefaction during a seismic event.

In addition to land use and zoning, the Local Coastal Plan (LCP) contains policies and guidelines for implementing the California Coastal Act with respect to public access, recreation, environmental resources, natural resources, transportation, and development. (Sonoma County,

2001b)

Conservation Easement

The SCAPOSD retains a conservation easement on the Property. The purpose of the conservation easement is to insure that the land is used, maintained and managed in a manner consistent with the open space preservation and conservation goals of SCAPOSD. State Parks mission and park management objectives are consistent with the terms of the conservation easement.

Sonoma County Outdoor Recreation Plan

The primary purpose of the Sonoma County Outdoor Recreation Plan (Sonoma County, 2003, draft) is to facilitate cooperation and coordination among agencies in planning, acquiring, managing and funding outdoor recreation facilities in Sonoma County, and to provide public access and recreation opportunities on public lands. The Outdoor Recreation Plan proposes the creation of a county-wide network of multi-use trails totaling 269.7 miles on public and non-public lands. Future trail connections are proposed to facilitate linkages to identified trail corridors.

Bodega Bay Bicycle and Pedestrian Trails Study

The Bodega Bay Bicycle and Pedestrian Trails Study was prepared for the County of Sonoma, with funding from California Coastal Conservancy, primarily to identify the most feasible north-south alignment for a bicycle and pedestrian route through the town of Bodega Bay. In the final report (Sonoma County, 2006), the study recommends a multi-use trail beginning approximately one-quarter mile southwest of the Carrington Property at Keefe Avenue, adjacent to the residential community of Salmon Creek. The northern-most trail segments would be developed on the same alignment as a proposed California Coastal Trail route.

Sonoma Coast State Park General Plan

A Sonoma Coast State Park General Plan and Final Environmental Impact Report (General Plan/EIR) was approved in May 2007. This Plan identifies existing conditions, needs and issues at the park unit and makes management recommendations for responding to those needs and issues. The guiding vision presented in the document states, in part:

"*Sonoma Coast State Park will be protected and restored as a natural coastal open space of spectacular beauty. . . . The visitors' appreciation of the . . . resources will be facilitated by well designed and maintained trails, campgrounds and other facilities. . . . Interpretative exhibits and educational programs [will] facilitate meaningful and sustainable interactions between park visitors and resources. . . .*"
(Section 3.1.2)

In the discussion of needs and issues, the General Plan/EIR recognizes the need for additional camping facilities (environmental, traditional, and alternative); expanded trail linkages and signage; additional interpretive signage, programs and visitor center; additional parking; and consideration for accessibility within the park unit.

The General Plan/EIR establishes goals and guidelines to set the direction for management and development in the park. Integration of the Carrington Property into Sonoma Coast SP, and potential management and use issues are addressed in the General Plan/EIR (pg 2-115). Proposals in the IPU Plan have incorporated many of General Plan guidelines and site selection criteria (Appendix C & D) in the placement and evaluation of project proposals. The Carrington IPU Facilities Plan follows the guidance and criteria set forth in the General Plan/EIR.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with the applicable land use plan, policy, or regulation of any agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Land Use Planning is based on criteria **X** a-c, described in the environmental checklist above.

DISCUSSION

a) The proposed project is located completely within the boundaries of the Carrington Property, in a rural area of Sonoma County; the project would add no barriers or elements that would divide or interfere with an established surrounding community. No impact.

b) At the time of implementation, the project site would be located within the Sonoma Coast State Park. . The proposed project would not conflict with the applicable land use plans, policies or regulations. The Sonoma Coast State Park General Plan EIR Impact Analysis (pg. 4-21) has determined that the GP guidelines on facility development and constraints would be consistent with the Local Coastal Plan. All appropriate consultation and permits would be acquired, in compliance with all applicable local, state, and federal requirements. No impact.

c) There are no applicable habitat conservation plans or natural community conservation plans pertaining to the project area. No impact.

XI. MINERAL RESOURCES.

ENVIRONMENTAL SETTING

No significant mineral resources have been identified within the boundaries of the project area. Mineral resource extraction is not permitted under the Resource Management Directives of the Department of Parks and Recreation.

All construction activities associated with the project would take place within the boundaries of Sonoma Coast State Park, Sonoma County.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Result in the loss of availability of a known mineral resource that is or would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Minerals is based on criteria **XI** a,b, described in the environmental checklist above.

DISCUSSION

a) The project would not result in the loss of availability of known minerals because extraction is not permitted under the Resource Management Directives of the Department of Parks and Recreation: no known mineral resources exist within the project area. No impact.
b) No loss shall result in the availability of locally important mineral resource recovery sites because none are known to exist within the project area.

XII. NOISE.

ENVIRONMENTAL SETTING

The Carrington Property is located in a sparsely populated area on the Sonoma Coast.

Vehicle traffic from Highway 1, a two-lane State Highway, is the primary source of noise for this property.

Construction Equipment Noise at 50 Feet

Equipment	Noise Level at 50 Feet
Earthmoving	**dB**
Front Loaders	75-79
Backhoes	75-85
Dozers	75-80
Tractors	75-80
Graders	75-85
Pavers	80-89
Trucks	75-82
Material handling	
Concrete Mixers	75-85
Crane	75-83
Concrete Crushers	75-85
Stationary	
Pumps	75-76
Generator	75-78
Compressors	75-81
Other	
Saws	75-78
Vibrators	75-76

Source: U.S. EPA 1971

Noise is defined as unwanted sound and is known to have several adverse effects on people, including hearing loss, speech and sleep interference, physiological responses, and annoyance. Based on these known adverse effects of noise, the federal government, the State of California, and many local governments have established criteria to protect public health and safety and to prevent disruption of certain activities.
Noise is commonly described in "Ldn," which expresses average sound level over a 24-hour period in decibels (dB), the standard measure of pressure exerted by sound. Ldn includes a 10 dB penalty for sounds between 10 P.M. and 7 A.M., when background noise is lower and people are most sensitive to noise. Because decibels are logarithmic units of measure, a change of 3 decibels is hardly noticeable, while a change of 5 decibels is quite noticeable and an increase of 10 decibels is perceived as a doubling of the noise level. A change from 50dB to 60dB increases the percentage of the population that is highly annoyed at the noise source by about 7 percent, while an increase from 50 dB to 70 dB increases the annoyed population by about 25 percent. Sounds as faint as 10 decibels are barely audible, while noise over 120 decibels can be painful or damaging to hearing.

Farming operations are common throughout Sonoma County. Typical types of farm equipment include Diesel Wheel Tractors (with Disc or with Furrow attachments), Weed Sprayers, and Seed Sprayers. There are no active farms adjacent to the project site.

According to the 2006 Traffic Volumes on California State Highways, the annual average daily traffic along State Highway 1 for this location is 5,200 vehicles. Traffic noise from Highway 1 is noticeable, but not generally intrusive (California Business, Transportation and Housing Agency 2006). Traffic noise varies seasonally, with an influx of tourism in the summer months leading to increased levels.

Other noises heard at the proposed project site include birds, wind in the trees, and wave action from the Pacific Ocean.

There is one Public General Aviation Airport located within Sonoma County, the Sonoma County Airport, located in northern Santa Rosa. The airport is more than 24 miles from the project site (Google Maps website).

The Sonoma County General Plan provides standards for exterior noise levels. For non-transportation noise sources, such as this project, the daytime (7 a.m. to 10 p.m.) noise level standard is 50dB. The nighttime standard is 45dB.

The project site would not be open to the public during construction. Adjacent land uses include recreational activities and residential. Project construction is anticipated to use equipment with noise levels similar to those listed in the above Table.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Generate or expose people to noise levels in excess of standards established in a local general plan or noise ordinance, or in other applicable local, state, or federal standards?	☐	☐	☒	☐
b) Generate or expose people to excessive groundborne vibrations or groundborne noise levels?	☐	☐	☒	☐
c) Create a substantial permanent increase in ambient noise levels in the vicinity of the project (above levels without the project)?	☐	☐	☒	☐
d) Create a substantial temporary or periodic increase in ambient noise levels in the vicinity of the project, in excess of noise levels existing without the project?	☐	☐	☒	☐
e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) Be in the vicinity of a private airstrip? If so, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Noise is based on criteria **XII** a-f, described in the environmental checklist above.

DISCUSSION

a) As noted above, for non-transportation noise sources, the County daytime (7 a.m. to 10 p.m.) noise level standard is 50 dB. The property would not be open to the public during

construction. The nearest residence is less than 1 mile away from the project site and nearby recreation sites exist. Impacts resulting from noise will be less than significant.

b) Construction activity would not involve the use of explosives; pile driving, or other intensive construction techniques that could generate significant ground vibration or noise. Minor vibration immediately adjacent to excavating equipment would only be generated on a short-term basis. Therefore, groundborne vibration or noise generated by the project would have a less than significant impact.

c) Upon completion of the proposed project, construction related noise would cease. Nothing within the scope of the proposed project would result in a substantial permanent increase in ambient noise levels. Increased visitation could result in slight increases in ambient noise levels, but these are not expected to be substantial. Therefore, less than significant impact.

d) Construction activities utilizing heavy and motorized equipment would result in a temporary increase in ambient noise levels. This would occur only during the initial construction of proposed facilities. The application of **Standard Project Requirement – Noise-1, Noise Exposure** (See Chapter 2) will insure temporary noise increases to a less than significant level.

e-f) This project is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private airstrip. No impact.

XIII. POPULATION AND HOUSING

ENVIRONMENTAL SETTING

Sonoma County had a population of 484,470 in 2008 (Sonoma County 2008). Between 2000-2008, the County's population grew at a rate of 0.5% (Sonoma County 2008). The Carrington Property is currently uninhabited. The closest residential areas are the Carmet and Sereno del Mar communities located directly to the north, and Chanslor Ranch and the Salmon Creek subdivision to the south. The closest unincorporated town is Bodega Bay (3 miles) and the closest incorporated city is Sebastopol (19 miles). Other adjacent properties are Sonoma Coast State Park to the west, and open space to the east.

The project proposes the development of a residence site in the area identified on the IPU Facilities Plan Drawing (Appendix A). A resident caretaker is proposed to provide a presence on the property to reduce vandalism to historic structures and improve overall security. Initially, utilities would be developed, followed by the construction of a mobile home pad for a temporary structure. A trailer or mobile home and occupant would be moved on-site and serve as the resident caretaker. This would be a park staff person, seasonal employee, or volunteer Camp Host.

The project proposes parking for 30 vehicles at one time, resulting in a targeted visitor capacity of approximately 100 visitors at one time. It is anticipated that the parking lot would turn over no more than three times per day, resulting in a maximum of 90 vehicles per day (DPR 2008).

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Population and Housing is based on criteria **XIII** a-c, described in the environmental checklist above.

DISCUSSION

a) The project proposes the addition of one on-site park residence, to provide security for existing historical structures, which have been vandalized over the past five years. It does not propose any elements which would induce a substantial population growth in the area. The proposed parking facilities would not cause a noticeable population increase in the over 2 million tourists already visiting Sonoma Coast State Park. Were the facilities filled to capacity (100 people) every day of the year, and all the tourists were additional tourists, the percent increase in daily population would only be 1.2%. However, we estimate that the parking lot would only be filled to capacity at most half of the year, and that the majority of visitors would not be new park goers, therefore the percent increase would drop to approximately 0.5%. Less than significant impact.

b) No houses would be moved or removed for the project. No impact.

c) No persons would be displaced either temporarily or permanently. No impact.

XIV. PUBLIC SERVICES.

The Carrington Property is located in along Highway 1, in Sonoma County, California. Sonoma Coast State Park is across Highway 1 to the west of the property, with private property along the north and southern boundaries, and open space to the east.

Fire Protection

The California Department of Forestry and Fire Protection and the Bodega Bay Fire Protection District provide fire protection services in the Bodega Bay area, extending north to Wright's Beach. The closest fire station is the Bodega Bay Fire Protection District, located at 510 S. Highway 1 at the intersection of Smith Brothers Road, approximately 5 miles from the Carrington Property (Google Maps).

Medical Aid

Emergency medical response is provided by numerous agencies and private companies. The first level of medical response for park visitors is provided by State Park peace officers, along with personnel from the two fire protection agencies noted above. If medical transport is required, ground ambulance service is provided by the Bodega Bay Fire Protection District. Medical air transport is available from the Sonoma County Sheriff's Office and two private companies, California Air Transport and REACH Air Ambulance. The nearest hospital is Palm Drive Hospital in Sebastopol; the nearest trauma center is at Santa Rosa Memorial Hospital.

Law Enforcement

Public safety and security services for visitors to the Carrington Property would be provided by State Park peace officers (rangers and permanent lifeguards), as well as peace officers of the Sonoma County Sheriff's Office and California Highway Patrol (CHP).

Schools

The Carrington Property lies within the Harmony Union School District. The closest school to the project site is Bodega Bay Elementary School, located at 1200 Canon St, in Bodega Bay, approximately 4 miles away (Google Maps).

State Park peace officers provide primary law enforcement and emergency services within Sonoma Coast State Park. Other agencies in the area that may also respond are Sonoma County Sheriff's Department, Monte Rio Volunteer Fire Department and CHP. If there are emergencies which involve transportation, REACH (a helicopter flight service), Sonoma County Sheriff helicopter and Coastal Ambulance Service are available to provide aid.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO
WOULD THE PROJECT:				
a) Result in significant environmental impacts from construction associated with the provision of new or physically altered governmental facilities, or the	☐	☐	☒	☐

need for new or physically altered governmental facilities, to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☐	☒

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Public Services is based on criteria **XIV** a, described in the environmental checklist above.

DISCUSSION

a) The proposed project would provide immediate public use facilities to the Carrington Property. Currently, the public only has access to the property on guided tours. There would be increased visitation to the property as a result of the new day-use facilities, leading to a slight increase in the need for public safety services. However, the property is adjacent to Sonoma Coast State Park, which has the fourth highest State Park visitation in the California.

It is not anticipated that any new governmental facilities or any alterations to existing government facilities would be necessary as a result of this project.

Fire Protection: The project area contains amounts of grasses and shrubs that can become highly combustible during the dry season. The use of equipment for construction may be in close proximity to vegetation. Improper exhaust systems on equipment and friction between metal and rocks could generate sparks. Due to these uses, there is some risk of accidental wildfire ignition and therefore a possible need for increased fire protection in the event of a fire. The inclusion of a Fire Safety Plan and other **STANDARD PROJECT REQUIREMENTS HAZMAT-2, FIRE PREVENTION** (See Chapter 2) will keep possible impacts related to fire protection at a less than significant level.

Police Protection: The Salmon Creek Ranger Station is located less than ½ mile from the project area. State Park peace officers have law enforcement authority and regularly patrol this area in their normal patrol routine; therefore law enforcement responsibilities would not be significantly impacted. Sonoma County Sheriff's Department responds to emergency calls, provides back up to peace officers when necessary, and assists with investigations. With the proposed caretaker residence, additional presence on the site would aid in deterring illicit activities. These circumstances would result in a less than significant impact to police protection.

Schools: Since only day use recreational activities would result from plan proposals, there would be no additional students attending the nearby school. It is possible that features of the park may be an attraction to educators and provide learning opportunities for students. However, there would be no impact on school services or facilities.

Parks: The Carrington Property will be included as part of Sonoma Coast State Park. The activities and support facilities included in this plan are intended and designed to serve the Carrington Property. As such, activities and facilities would function as stand alone features. None of the elements proposed, during construction or operation, would interrupt normal activities at Sonoma Coast State Park. Changes to the existing park operations and services would be less than significant.

Other Public Facilities: The proposed project would have no impact on other public services.

XV. RECREATION.

ENVIRONMENTAL SETTING

The Carrington Property is located on the Sonoma Coast, four miles north of Bodega Bay. The property was acquired by the Sonoma Agricultural Preservation and Open Space District with the goal of preserving its natural resources and providing recreation activities. DPR's mission is to "provide for the health, inspiration, and education of the people of California by helping to preserve the state's extraordinary biological diversity, protecting its most valued natural and cultural resources, and creating opportunities for high-quality outdoor recreation" (DPR 2004).

DPR's Planning Division provides technical support and research for the management and development of California's public park and recreation lands and facilities. An analysis of the most recent survey of recreation preferences, trends and needs revealed that:

- Developed nature-oriented parks were listed as the favorite type of recreation area by the largest percentage of Californians (DPR, 2002).

- The most popular outdoor recreation activities for Californians are:
    - Walking for fun and fitness
    - Driving for pleasure
    - Wildlife viewing
    - Trail hiking (DPR, 2005)

A needs analysis based on the 2002 survey concluded that camping in developed sites, trail hiking, walking for fitness and fun, and wildlife viewing were the four top activities that Californians (#1) would have done more often if facilities had been available, and (#2) would support spending by government to increase those opportunities (DPR, 2002).

The Carrington Property with its wildlife habitats, natural beauty, and proximity to future statewide/regional trails make it an ideal resource to develop for outdoor recreational activities.

Sonoma Coast Recreation Needs

Various agencies have recognized the need for the development of additional trails, camping, and interpretive facilities along the Sonoma Coast:

The Sonoma County Local Coastal Plan states (Part I, page 90):
"Several recreational activities are growing in popularity even though facilities are inadequate. Some of the desired improvements are safe bikeways, long distance hiking trails, hike-in and equestrian camp facilities, hostels . . . educational interpretation facilities, rest stops . . . and more camping and picnic areas."

The Sonoma Coast State Park Final General Plan and Environmental Impact Report also recognizes the need for additional camping facilities (environmental, traditional, and alternative); expanded trail linkages and signage; additional interpretive signage, programs and visitor center; additional parking; relocation of administrative and operational facilities (Salmon Creek operations center and Willow Creek maintenance facility); and consideration for accessibility within the park unit.

The Carrington Property can assist in meeting the aforementioned needs. The Immediate Public Use Facilities Plan proposes interpretation of natural and historic features, overlooks, and expansion of hiking trails that would connect to existing trail systems. The trails would cross various habitats characteristic of coastal prairie ecosystems; they would include boardwalks over wetland areas as well as ADA compliant sections. The proposed recreation improvements would also provide parking, restrooms and picnic sites overlooking the spectacular Sonoma Coast.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☒	☐	☐

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to recreation is based on criteria **XV** a-b, described in the environmental checklist above.

DISCUSSION

a) This project would compliment existing recreational use of the Sonoma Coast by linking sections via trail networks, and providing access to diverse habitats and new scenic sites. The proposed project would include facilities, such as parking lots, a restroom and picnic areas. Therefore, it would not result in increased use of adjacent facilities to a level that would result in physical degradation of those facilities. Currently, the Sonoma Coast provides recreation opportunities to over 2 million visitors annually. The expected increase of visitors from the Carrington Property to the visitor base is estimated to be approximately 0.5% of the total. Less than significant impact.

b) The proposed project includes the development of recreational day use facilities including picnic sites, hiking trails with boardwalk through wetlands, parking sites, a caretaker residence, and one restroom. The proposed construction of recreational trails on the project

site has the potential to adversely effect the environment by impacting wetlands, special status species, and spreading invasive plant species. **Mitigation Measures BIO-1 Northern Harriers and Other Nesting Raptors, BIO-2 Migratory Bird Species Avoidance, BIO-3 American Badger Avoidance, BIO-5 California Red Legged Frog,** as outlined in **Chapter IV: Biological Resources** would reduce any potential impacts to a less than significant level. For a more detailed analysis of these potential impacts and their mitigation measures, please refer to Chapter IV.

XVI. TRANSPORTATION/TRAFFIC.

ENVIRONMENTAL SETTING

The proposed project is located in southwest Sonoma County on the east side of Highway 1, approximately four miles north of the community of Bodega Bay. Highway 1 runs in a north/south direction along the entire western boundary of the project site. Coleman Valley Road bisects the site in an east/west direction intersecting with Highway 1 on the west end and terminating in the town of Occidental, approximately 9 miles to the east. Public access to the site is obtained from Coleman Valley Road approximately 950 feet east of the Highway 1/ Coleman Valley Road intersection.

The Circulation and Transit Element of the County's General Plan 2020 identifies a countywide highway system goal to provide travel demand at acceptable levels of service in keeping with the character of rural and urban communities (Sonoma Co. 2008). The Circulation and Transit Element also provides a series of objectives and policies detailing direction in achieving the highway system goal. The Sonoma Coast State Park General Plan identifies a set of guidelines for providing roadway access and safety regarding public access to facilities. Proposals in the IPU Plan have incorporated State Park guidelines for visitor access and parking. The IPU Plan proposals are also consistent with the County General Plan Policies.

The IPU Plan proposes to utilize Coleman Valley Road with existing access connections to provide public entry to the project area. On site parking for up to 30 vehicles would be constructed as part of the project. While other options for accesses from Highway 1 were investigated, all would require new road and intersection developments. New road and intersection developments were beyond the scope of the IPU Plan, would likely have significantly increased impacts beyond those associated with improving the existing access, and are not part of this project.

Highway 1 provides primary vehicular access to Sonoma Coast State Park. Highway 1, also known as the Pacific Coast Highway, is a regional attraction in itself, drawing visitors from throughout the state. Highway 1 is a two lane highway that provides access to over 15 miles of State Park coastline that includes 29 designated parking lots (approx 880 parking spaces) and numerous uncounted highway turnouts used for parking. From 1996 to 2005 visitor attendance to Sonoma Coast State Park fluctuated between 2 to 3 million visitors a year. This is reflective of current visitation counts. The vast majority of park visitors are drawn to the various beaches and shoreline access points. In the vicinity of the project area, Highway 1 daily traffic volumes average 5200 vehicles per day (Caltrans 2007). Highway 1 brings visitors to the park north from Marin County and the San Francisco Bay area, and south from Mendocino County. Highway 1 would provide the most convenient access to the project for the majority of visitors (W-Trans 2009).

Coleman Valley Road is a county road, approximately 9.5 miles long connecting Highway 1 to the town of Occidental. Coleman Valley Road primarily serves residents located between the coast and the community of Occidental. Open range grazing occurs on some private lands to the east of the Carrington Property. Property line fencing and a cattle guard on Coleman Valley Road prevents grazing animals from entering the Carrington Property. Coleman Valley Road is

identified as a Scenic Corridor in the Sonoma County General Plan. The road is a locally known attraction for the sight seeing public. Sonoma County Transportation Department considers Coleman Valley Road a very low volume rural road where traffic volumes are below 400 vehicles per day. Traffic volumes are undocumented as the volumes (estimated by collective staff knowledge of Sonoma Co. Transportation) are well below the threshold of 400 vehicles per day (Giovannetti – Lopeman 2008). Sonoma County does not maintain any level of service designation for Coleman Valley Road or a history of traffic counts (Wallace 2008). Approximately 950 feet east of the Highway 1 intersection, existing driveway connections provide access to the project site on the north and south side of Coleman Valley Road. This is the location proposed to provide access to the proposed project parking.

Traffic Study

A Traffic Impact Study (TIS) was conducted by Whitlock & Weinberger Transportation, Inc. (W-Trans) to examine potential traffic impacts associated with proposals in the IPU Plan (W-Trans, 2009). The TIS area included segments of Highway 1, Coleman Valley Road (CVR), and their intersection in the vicinity of the project. Other items addressed in the TIS included intersection levels of service, trip distributions, safety issues, future conditions, and traffic standards. The TIS includes recommendations to minimize potential traffic impacts that could result from implementation of the IPU Plan. These recommendations have been incorporated into the IPU Plan, environmental impact analysis, and mitigation measures. The traffic study is included in this document at Appendix D.

Roadways and their Intersection

Existing traffic volumes were obtained during the period between July 2-6, 2009, leading up to and over the July 4th weekend. This was intended to reflect peak conditions for tourist and recreation-related traffic analysis. Evaluations are based on weekday p.m. and weekend midday peak periods of road use at the intersection of Highway 1 and Coleman Valley Road. With a total peak weekday p.m. traffic volume of 574 vehicles, 546 utilized Highway 1, and 28 used Coleman Valley Road. The total weekend peak volumes were 514 vehicles with 477 to Highway 1, and 37 to CVR. The project is estimated to add 8 vehicles to the weekday peak p.m. and 12 vehicles to the weekend peak for CVR. This is an approximate increase in peak hour use of 28% and 32% (respectively) in traffic on CVR from Highway 1 to the proposed driveway entrance (950 feet). The distribution patterns of existing traffic, project added traffic, and future estimates are detailed in the TIS (Appendix D).

Level of Service (LOS) is used to rank traffic operations on various facilities such as intersections. Traffic volumes and roadway capacity is identified using letter designations from A to F, where A represents free flow conditions and F represents forced flow or breakdown conditions. The LOS designation is accompanied by a unit measure (seconds) reflecting a level of delay. The existing Highway 1 / CVR intersection is currently operating at LOS A during both peak study periods. The westbound approach from CVR to Highway 1 is operation at LOS B during both peak study periods. With the addition of project related traffic to existing volumes, the intersection is expected to continue operating at LOS A and the westbound approach at LOS B. The table below represents a summary of LOS calculations for existing and project conditions.

TABLE 1

Summary of Existing Intersection Level of Service Calculations

Intersection Approach	Existing Conditions				Existing plus Project			
	Weekday PM Peak		Weekend Midday Peak		Weekday PM Peak		Weekend Midday Peak	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Hwy 1/CVR	0.4	A	0.6	A	0.5	A	0.8	A
Westbound Approach	12	B	11.6	B	12.1	B	11.8	B

The need for a left turn lane on Highway 1 at Coleman Valley Road was evaluated. The analysis determined that a left turn lane is not warranted under any of the conditions evaluated. These conditions included analysis of the future plus project conditions.

Trips estimated to be generated by the project are expected to average 228 trips per weekday and 379 trips per day on weekends. A trip is defined as a one-direction movement beginning or ending at the proposed project. For analysis purposes 100% of project trips were distributed west to Highway 1 to test the maximum impacts on Highway 1. Some visitors may choose to access the project to and from the east via Coleman Valley Rd. It is estimated that up to 10% of the project daily trips could use CVR to the east. This would result in an estimated number of daily trips of 22 to 23 for weekdays, and 38 for weekends in the eastbound direction. Based on extrapolating peak hour turning movements for the Highway 1 / Coleman Valley Rd. intersection, average daily traffic on CVR is estimated to be between 300 and 400 vehicles per day (Abrams 2010). The addition of projected use from the IPU Plan, Coleman Valley Road is expected to exceed the 400 vehicle standard for a very low volume rural road classification. This could result in a projected daily traffic range of 628 to 779 for the section of road west of the project driveways. Traffic volume east of the project driveways could be approximately 334 - 434 vehicles per day. With the addition of projected traffic volumes, Coleman Valley Road classification may exceed the Very Low Volume Category for that segment. The next level of road classification for county roads would be a Local Road, with volumes less than 2000 vehicles per day (Abrams 2010).

The width of Coleman Valley Rd. measures approximately 15 to 19 feet wide in the vicinity of the project entrance. Field observations during the preparation of the TIS noted that vehicles were able to pass side by side on the narrowest sections without conflict. To accommodate project traffic and emergency access, the TIS recommends that CVR be widened to 18 feet in necessary locations between Highway 1 and the project driveway entrances.

Collision history for the past 5 years (2003 through 2008) was analyzed to determine if trends or patterns indicated the presence of safety issues. For the segment of Highway 1 in the project area (1/2 mile north and south of CVR), the collision rate was 0.60 collisions per million vehicle miles (c/mvm). The statewide average for a rural two lane highway during the same period was

1.34 c/mvm. In analyzing the collision rate for the Highway 1 / CVR interchange, one collision reported in the last 5 years yielded a 0.06 c/mvm rate. The statewide average for this type of intersection is 0.22 c/mvm. There were no collisions reported for the entire length of Coleman Valley Rd. in the past 10 years.

Site Access

Access to the project and proposed parking areas is located in opposing directions from either side of Coleman Valley Rd. approximately 950 feet east of Highway 1. The TIS analyzed sight distances in both directions from both entrances. The analysis concluded that driveway intersections met sight distance criteria for safe access. However, the TIS noted that sight distances can be improved by trimming vegetation near the south entrance, and the removal of a tree at the north entrance would significantly improve sight distances.

Current driveway configurations do not meet Sonoma County Road Standards and existing vegetation limits sight distances in some locations (Sonoma County 2008). The TIS noted that the existing driveway configurations would need to be modified to accommodate visitor traffic and emergency vehicles. The study recommends both driveways be widened to 24 feet in width and paved for a distance of 50 feet from CVR. This is consistent with Sonoma County Department of Transportation Standards.

Parking is proposed for a total of 30 spaces, with 22 spaces identified for the north parking area and 8 for the south area. The IPU Plan also proposes bicycle parking in the south area for 8 to 12 bicycles. The proposed parking capacity is expected to meet the daily demand and is consistent with the planned maximum visitor capacity of 100 visitors. The TIS noted that the 30 space capacity will help to limit the maximum number of visitors at any one time.

Air Facilities

There is one operating airport within Sonoma County west of Highway 101, and no known private air strips in the vicinity. The Sonoma County Airport is over 24 miles away from the project area.

Other Facilities

Sonoma County Transit provides bus service to Sonoma Coast State Park on the weekends between July and September. This limited service has stops throughout the park between Bodega Bay and Jenner (near Highway 116) (Sonoma County Transit 2008). This includes a stop at the Salmon Creek parking area, within 1 mile of the project site.

There are no dedicated bicycle lanes that serve the area. Highway 1 is a dedicated bicycle route (Class III) but no special provisions exist for cyclists. Bicyclists must share the road with motor vehicles. Coleman Valley Road is popular with avid cyclists due to the steep gradients and low traffic volumes.

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT

WOULD THE PROJECT:

a) Cause a substantial increase in traffic, in relation to existing traffic and the capacity of the street system (i.e., a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☒	☐	☐
b) Exceed, individually or cumulatively, the level of service standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Cause a change in air traffic patterns, including either an increase in traffic levels or a change in location, that results in substantial safety risks?	☐	☐	☐	☒
d) Contain a design feature (e.g., sharp curves or a dangerous intersection) or incompatible uses (e.g., farm equipment) that would substantially increase hazards?	☐	☒	☐	☐
e) Result in inadequate emergency access?	☐	☒	☐	☐
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to transportation and Traffic is based on criteria **XVI** a-g, described in the environmental checklist above.

DISCUSSION

a) Implementation of the proposed project has the potential to substantially increase traffic on Coleman Valley Road for the segment between Highway 1 and the proposed driveways. In considering CVR as a whole, this impacted segment represents 950 feet of the 9 mile length of road. The TIS has documented that the LOS operation of the Highway 1 / CVR intersection will continue to operate at the same LOS A designation with increased project traffic. The IPU Plan includes recommendations to spot widen CVR in the area between Highway 1 and the driveways as a means to improve the accommodation of project traffic and emergency access. Exceeding the low volume traffic threshold of 400 vehicles per day, alone is not a significant impact (Abrams 2010). Considering the totality of the existing Highway 1 / CVR configuration, recommendations of the IPU Plan for improving road width and access conditions, and **Mitigation Measures – Traffic 1 – Hazard Reductions,** the impact on existing traffic and street system capacity will be less than significant.

b) In implementing the IPU Plan, the LOS for these roads and intersection is expected to remain at the existing level. Table 1 summarizes the level of service standards of existing and with

project conditions during peak periods. The addition of vehicle traffic and resulting level of service impact will be less than significant.

c) The project area is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private air strip. No impact would occur as a result of this project.

d) Implementation of the IPU Plan is not expected to increase hazards resulting from additional facilities or use. While open grazing along CVR exists on properties to the east of Carrington, this situation is not uncommon. Open range grazing and State Park recreational activities coexist further to the north within Sonoma County along Highway 1 at Fort Ross State Historic Park. It has been noted that deficiencies exist with the widths of Coleman Valley Road and the existing driveways. Improvements to CVR for spot widening between Highway 1 and driveways, and increasing driveway widths have been included in recommendations contained in the IPU Plan to ensure road and driveway standards are met. The noted accident history in the vicinity indicates Highway 1 and CVR are operating at a relatively safe level. The following mitigation measure will further improve safety conditions and reduce potential hazards of traffic related features to a less than significant level.

MITIGATION MEASURES TRAFFIC 1 - HAZARD REDUCTIONS

- Trim roadside vegetation to the east along Coleman Valley Road between two and eight feet off the ground for a minimum distance of 150 feet from driveway to provide clear sight lines for vehicle traffic.
- Remove existing Cypress tree growing on the south side of Coleman Valley Rd, east of the driveway for improved sight distance.
- Trim vegetation on the south side of Coleman Valley Rd. west of the driveway to a distance of eight feet from the edge of the road to increase sight lines west.
- Install pedestrian warning signs in advance of the driveways to advise motorists to expect pedestrians crossing Coleman Valley Rd.
- Prohibit parking along both sides of Coleman Valley Rd along the interface with the Carrington Ranch Property.
- All work within the scope to upgrade access/traffic design features for this project will comply with the conditions and standards set forth by Sonoma County Transportation and Public Works Department under Encroachment Permit # 08-0062.
- Include language in brochures or other literature distributed to public visitors to the effect that; Coleman Valley Road is a narrow winding road for 9 miles to the east, and RV's, trailers, and oversized vehicles are not recommended.

e) The IPU Plan makes recommendations to improve visitor vehicle access that includes the widening of existing driveways for emergency vehicle access. These and improvements to Coleman Valley Rd together with **Mitigation Measures – Traffic 1 – Hazard Reductions** will reduce potential hazards to a less than significant level and provide for safe emergency vehicle access.

f) Currently, this parcel is not open for public use. However, the existing access points off of Coleman Valley Road terminate in open spaces used for parking in the past. Two separate parking areas totaling 30 spaces would be constructed as part of this project. The Traffic Impact Study prepared for the project has identified that proposed parking supply is expected to be adequate to meet daily demand, and is consistent with the planned maximum visitor capacity of 100 persons. Parking areas would be constructed prior to opening the parcel for public use. No impact.

g) There are no policies, plans, or programs supporting alternative transportation that apply to this project. However, bicycle parking is planned for the south parking area to serve visitors using bicycles as transportation or for recreational purposes. No Impact.

XVII. UTILITIES AND SERVICE SYSTEMS.

ENVIRONMENTAL SETTING

The Carrington Property has had a history of inhabitation since the mid 1800's. Despite the long term use of the property, it is situated in a rural area of Sonoma County. As such, the parcel has been subject to various levels of utility systems development over time. This project seeks to use existing utilities wherever possible and minimize the development required for new systems. This project would require the use of the following utility systems:

Electric Service

Pacific Gas and Electric Company (PG&E) currently provides service to the project area via overhead lines. The company retains easements for electrical transmission lines, including poles along Highway 1, Coleman Valley Road, and high voltage power lines along the eastern property boundary. (Sonoma County, 1939; Sonoma County, 1963). The main house has had electric hookups in the past. Power has since been terminated at an existing pole approximately 50 feet from the house. Past service was also provided to the north side of Coleman Valley Road, adjacent to the proposed parking area. Power remains at an existing pole approximately 530 feet from this location. This project would utilize the source north of Coleman Valley Road to develop electrical service for the caretaker residence site and well.

Telephone Service

Telephone service to this area is provided by AT&T from telephone lines located along Highway 1 and Coleman Valley Road. The company holds an easement for telephone lines across the Carrington Property, to be located on the electrical transmission poles (First American Title Insurance Company, 2003). Service has been provided in the past at both the main house and the north side of Coleman Valley Road.

Wastewater Systems

While originally built without plumbing, the historic main house has been retrofitted with a bathroom and contains evidence of a sewer pipe extending from the house. Field surveys and investigations have not been able to locate any other evidence of an associated sewer or wastewater disposal system. A new waste water system with concrete septic tank and leach system is proposed for the mobile home pad at the caretaker residence site. A sealed concrete holding vault is proposed for the on-site restroom building. A disposal service would be utilized to transport waste to approved offsite locations. There are no existing wastewater utility systems in the area that can be connected to for service. Solid waste generated by park visitors would be hauled away and disposed of at an approved offsite location. This area of the coast is serviced by companies approved for solid waste transport. Existing State Park restrooms in the area all utilize vault systems for solid waste storage and rely on service companies for disposal.

Soils on the project site have been identified as having limitations for use in conjunction with septic system development due to anticipated low percolation rates (see **Section IX – Hydrology and Water Quality**).

Water Supply

Historically, water was provided for the ranch complex from an existing spring southeast of the existing poultry house, approximately ½ mile from the proposed caretaker site. This spring is

developed and consists of a cement cistern over the spring with a wood and aluminum cover**.** Above ground plastic piping (3/4 inch) extends northwest from the spring toward the ranch complex. The piping is in disrepair with sections of significant length missing throughout the run. The spring is currently unused for water supply purposes. No other known water source exists on the property. Due to the distance between the existing spring and proposed mobile home pad, development of a well near the proposed mobile home site is proposed to supply water for the caretaker residence. Because of the underlying geologic formation, groundwater availability in the vicinity is generally limited (see **Section IX - Hydrology and Water Quality – Ground Water** for additional information). A supplemental 5000 gallon water storage tank is proposed to provide adequate water storage. Resulting water quality may require chlorination treatment and an associated structure to protect equipment. Where on-site water is not available, potable water for park purposes would be purchased and trucked in from outside the state park (McKinney, 2006).

Other Utilities

Propane is used for space and water heating at many facilities within Sonoma Coast State Park. Numerous purveyors of propane serve the Bodega Bay area. Propane would be used at the caretaker residence site. No subsurface drainage systems or storm water facilities are proposed for the project

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Exceed wastewater treatment restrictions or standards of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities?	☒ Yes	☐ No		
Would the construction of these facilities cause significant environmental effects?	☐	☒	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities?	☐ Yes	☒ No		
Would the construction of these facilities cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination, by the wastewater treatment provider that serves or may serve the project, that it has adequate capacity to service the project's anticipated demand, in addition to the provider's existing commitments?	☐	☐	☐	☒

f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g)	Comply with federal, state, and local statutes and regulations as they relate to solid waste?	☐	☐	☐	☒

Criteria for Determining Significance

The analysis of determining the significance of impacts of the Proposed Action to Utilities and Service Systems is based on criteria **XVII** a-g, described in the environmental checklist above.

DISCUSSION

a) Wastewater treatment for the caretaker site residence proposed as part of this project would be provided by an on-site septic system. The on-site system would be permitted by the California Water Resources Control Board, North Coast Region. Design and implementation would follow State and local (Sonoma County Permit and Resource Management Department Environmental Health) guidelines. The proposed restroom building would include a storage vault for wastewater and subsequently be transported off site. Both disposal methods would be in compliance with applicable RWQCB standards and restrictions. No Impact.

b) This project proposes the installation of a septic system and leach field to dispose of wastewater for the caretaker residence. Existing soils have limitations when used for wastewater distribution due to the slow percolation rates. Limitations can be overcome or minimized by special planning, design and construction. The proposed restroom building would include a sealed vault system with sewage appropriately disposed of by contract. Implementation of **Mitigation Measure Geo-3- Septic System** would reduce any potential environmental impacts to a less than significant level.

This project proposes drilling a new well and water storage for the proposed caretaker site. If water treatment is required, a small chlorinator system would be installed to treat the water produced by the new well. Site geology is such that underground water storage is limited and producing wells have typically low yields, yet enough to sustain residential use with adequate storage. The lack of developed wells in the area is further evidence of the general lack of, or sporadic locations of groundwater supplies. Should a successful well tap an isolated supply, the impact on the environment would be less than significant. . A small enclosed structure would protect any treatment equipment and have a minimal footprint on the landscape resulting in a less than significant impact. The process of constructing new water and wastewater facilities has the potential to impact the immediate area through soil disturbance. The application of **Mitigation Measure Hydro-1- Sedimentation Control** would reduce potential impacts from construction to a less than significant level.

c) No new underground drainage facilities would be constructed as part of this project. The project would not require the construction or expansion of storm water drainage facilities. No impact.

d) This project proposes to drill a new water well associated with the caretaker residence site. The amount of water needed for typical residential service would be approximately 200-300 gallons per day (AWWARF, 2010). In addition to human use, water would be needed for potential fire protection. Due to the known geology and ground water limitations of the area, it is possible that either no water will be found, or available water production may be less than estimated demand (See **Section VI - Geology & Soils**, and **Section IX - Hydrology & Water Supply**, for more information). In either case, a water tank of approximately 5000 gallons is proposed to meet the needs of residential use and emergency supply. Should water not be available in the vicinity of the site, water would be transported from off site sources. The impacts to water supplies will be less than significant.

e) There is no wastewater treatment plant provider in the area. These services are unavailable, therefore there is no impact.

f) Solid waste disposal services at Sonoma Coast State Park are provided under contract. The addition of solid waste generated from the proposed uses associated with this project would be included into the park contract. This addition is not expected to significantly impact the waste generated by the 2 million annual visitors of Sonoma Coast State Park. The County Disposal facility located in Petaluma, serves the solid waste needs of the region. The impact of the additional solid waste generated as a result of this project would be less than significant.

g) In addition to the identified solid waste component as mentioned in the Discussion (f) above, some solid waste would be generated during construction activities. Portable self-contained toilets would be placed on site and serviced during the construction phase. Once the proposed restroom building is operational, portable toilets would be removed. The project would comply with all applicable statutes and regulations relating to solid waste. No impact would result from this project.

CHAPTER 4
MANDATORY FINDINGS OF SIGNIFICANCE

	POTENTIALLY SIGNIFICANT IMPACT	LESS THAN SIGNIFICANT WITH MITIGATION	LESS THAN SIGNIFICANT IMPACT	NO IMPACT
WOULD THE PROJECT:				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal?	☐	☒	☐	☐
b) Have the potential to eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
c) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects, and probably future projects?)	☐	☒	☐	☐
d) Have environmental effects that will cause substantial adverse effects on humans, either directly or indirectly?	☐	☒	☐	☐

DISCUSSION

a) The proposed project was evaluated for potential significant adverse impacts to the natural environment, its animals, and plant communities. It has been determined that the proposed project has the potential to degrade environmental quality by affecting habitats, visual resources, and cause soil erosion. However, full implementation of all mitigation measures incorporated into this project would avoid or reduce these potential impacts to a less than significant level.

b) The proposed project was evaluated for potential significant adverse impacts to the cultural resources of Carrington Property. While many proposals in the plan are intended to protect and enhance cultural resources, there remains the potential to cause adverse impact to pre-historic and historic resources. Ground disturbing activities proposed by the project could inadvertently expose and significantly impact previously unrecorded cultural features and resources. Performing stabilization activities on historic structures would also have the potential to significantly impact the very features that need protection. However, full

implementation of all mitigation measures incorporated into this project would reduce those impacts, both individually and cumulatively, to a less than significant level.

c) The potential impacts of this project, either individually or cumulatively have the potential to cause significant impacts. Please refer to **Chapter 2, Section 10.2, Related Projects** for discussion of related projects in proximity to the project area. Impacts from environmental issues addressed in this evaluation do not overlap with these related projects in a manner that would result in cumulative or significant adverse impacts that cannot be mitigated. Full implementation of all minimization and mitigation measures associated with this and other projects would reduce any potential impact, both individually and cumulatively, to a less than significant level.

d) The majority of impacts from proposals in this plan have been determined to pose a less than significant impact on humans. However, there are some areas where possible impacts to humans have the potential to be significant. These include impacts from hazards and hazardous materials associated with building stabilization efforts, visual impacts compromising the quality of experience, and traffic/transportation effects on visitor safety. These potentially significant impacts would be reduced to a less than significant level by full implementation of all mitigation measures incorporated into this project.

CHAPTER 5
SUMMARY OF MITIGATION MEASURES

The following mitigation measures would be implemented by DPR as part of the Carrington Ranch Immediate Public Facilities Project.

AESTHETICS

MITIGATION MEASURE AESTHETICS-1- LIGHT AND GLARE REDUCTION

- The west side of the northern parking lot will be screened with native vegetation at a minimum height of 3 feet and not to exceed 5 feet in height at maturity.
- Any mobile home or permanent structure placed on the trailer pad will have a non-reflective roof and walls that are dark or neutral in color as approved by a Landscape Architect or other qualified state representative.
- Restroom will be located near the fringe of the historic zone and adjacent to existing trees to insure the structure remains visually subordinate to the historic setting. Restroom structure will have walls and roof that are fine in texture, dark or neutral in color, and absent of highly reflective elements.
- Security lights will be directed downward and away from reflective surfaces.
- Night time lighting will incorporate shielding that extends below light source to block direct light from being cast horizontally and observed from key visual sources such as Highway 1 and Coleman Valley Road.

AGRICULTURAL RESOURCES

No mitigation measures necessary.

AIR QUALITY

See also Mitigation Measure Hazmat-1 – Asbestos and Lead

BIOLOGICAL RESOURCES

MITIGATION MEASURE – BIO-1 NORTHERN HARRIER AND OTHER NESTING RAPTORS

- For work planned in nesting habitat during the nesting season (February1- August 31), a DPR-qualified environmental scientist will conduct a focused survey for raptor nests to identify active nests within 100 feet of the project area. The survey will be conducted no more than 30 days prior to the beginning of construction.
- If nesting raptors are found within 100 feet of the project area, no construction will occur during the active nesting season of February 1 to August 31, or until the young have fledged as determined by a DPR-qualified environmental scientist.

MITIGATION MEASURE – BIO-2 MIGRATORY BIRD SPECIES AVOIDANCE

- If construction-related activities are scheduled to begin between February 1 and August 1, a DPR qualified Environmental Scientist will conduct a survey for nesting bird species within

three days prior to commencement of construction at each site to ensure that no nesting birds will be impacted by the project. The survey area will include the project site and a 100 foot zone.

- If active nests are located, a 100 foot buffer will be placed around each active nest. No construction-related activities will occur within this buffer area until young have fledged and there is no evidence of a second attempt at nesting (as determined by a DPR-qualified Environmental Scientist.

MITIGATION MEASURE – BIO-3 AMERICAN BADGER AVOIDANCE

- A DPR-qualified environmental scientist will conduct pre-construction survey for American Badger burrows.
- If badger burrows are present, they will be mapped and protected from project-related impacts with a 50-foot buffer zone during the nesting season of June 1 through October 15.

MITIGATION MEASURE – BIO-4 SENSITIVE BAT SPECIES AVOIDANCE

- To the extent possible, all tree removal will occur between October 1 and January 31 when tree roosting bats are not expected to occur in the project area.
- If tree removal is required between February 1 and March 14 or between July 1 and September 31, a DRP-qualified environmental scientist will survey the trees immediately prior to removal for presence/absence.
- If bats are located, tree removal will not occur until the bats vacate the tree of their own accord.

MITIGATION MEASURE – BIO-5 CALIFORNIA RED-LEGGED FROG

- Proper erosion control and other water quality Best Management Practices (BMPs) will be implemented to avoid sedimentation and disturbance into downstream and adjacent aquatic habitats.
- A preconstruction training session will be provided for construction crew members by a qualified biologist. The training will include a discussion of the sensitive biological resources within the Property and the potential presence of special-status species. It will also include a discussion of CRLF status, life history characteristics, protection measures to ensure CRLF and other sensitive resources are not impacted by project activities, and project boundaries.
- Prior to beginning work, a qualified biologist will conduct preconstruction surveys for CRLF and other potentially occurring species.
- If CRLF are encountered during construction, USFWS and CDFG will be contacted for guidance, and/or the frogs will be relocated by a permitted biologist. During construction, a qualified biologist will make frequent visits to the project area to ensure no CRLF or other species have entered the work area and are being impacted by construction activities.

MITIGATION MEASURE – BIO-6 WETLANDS

- Botanical monitors will be onsite during all phases of construction where the trail passes through wetlands.
- Areas of permanent wetland fill will be mitigated through on-site, in kind enhancement at a 2:1 ratio.

- Areas of shaded wetland impacts will be mitigated through on-site, in kind enhancement at a 1:1 ratio.
- Areas of construction disturbance will be mitigated through appropriate erosion control measures and will be monitored for natural revegetation.
- Should these areas of construction impacts fail to meet the criteria established in the attached mitigation plan for natural revegetation, then these areas will be further enhanced through revegetation or weeding efforts by park staff. Mitigation efforts will be monitored for a period of five years with annual reports submitted to COE and Sonoma County.

CULTURAL RESOURCES

MITIGATION MEASURE CULT-1 HISTORIC RESOURCE PROTECTION

- Construction of the parking area will be limited to surfaces previously manipulated and disturbed.
- Parking area will be defined with low barriers such as horizontal logs or rock boulders (less than 36" in height) to prevent vehicles from traveling beyond designated areas.
- Locate restroom near the fringe of the historic district to ensure the structure remains visually subordinate to the historic setting.
- To further ensure that the restroom does not adversely influence the historical setting, the structure will have surfaces fine in texture, dark or neutral in color, and absent of highly reflective surfaces. Restroom design shall be distinguishable in such a way it cannot be mistaken for a historic element.
- Prior to construction of parking area and restroom, perimeter fencing (orange construction fence) will be erected around the milk house and include an adequate exclusion zone buffer as determined by a DPR-qualified Historian.
- Any treatment measures taken under this plan will comply with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* with *Guidelines for the Treatment of Cultural Landscapes* (National Park Service 1996).
- In the event that trail construction activities encounter roots from cypress trees, no roots larger than 2 inches will be removed. Should construction conflict with roots over 2 inches in diameter, trail surfaces will be elevated over roots or relocated to avoid them.
- Prior to the commencement of construction activities, a DPR qualified Historian or qualified Architectural Historian will conduct a pre-construction meeting with contractors or DPR staff concerning the significance of relevant features and precautions in working around known historic resources.

GEOLOGY AND SOILS

MITIGATION MEASURE GEO-1 GROUND RUPTURE

- Underground utilities including water systems, waste disposal systems, gas lines, electrical systems, and telephone/data systems constructed as part of this project will conform to

applicable earthquake design and construction requirements of the most recent accepted edition of the California Building Code Title 24. The application of design criteria would be for Seismic Zone 4.

- All underground plumbing systems (water supply, waste water, gas) shall include shutoff valves for each system as a minimum at the following locations; 1) at the source of the respective utility; 2) any point where the respective utility exits or enters the ground; 3) at junctions to subsequent components or equipment. All valves shall be clearly marked and secured in below ground valve boxes or above ground mounting post or wall.
- DPR requires that new electrical utilities be located below ground. New electrical systems will include a master shut off located at the existing power source and at locations where electrical service transitions to any structure. DPR will insure that shut offs are accessible in the event of an emergency. All utility construction will be in compliance with the most recent version of the California Building Code, Title 24.
- Contractors or DPR staff responsible for construction will provide an as-built drawing to DPR staff upon the completion of all work showing the alignments of all underground utilities and valve/shut off locations. Contractor will physically show DPR field operations staff the locations of all utility valves and shut offs prior to the final construction inspection.
- The underground construction of all utilities will include metallic tracer wire or tape placed in respective utility trenches at the time of construction to facilitate utility location for necessary future inspections.
- In the event of a major earthquake, DPR staff will inspect utility systems for damage as soon as feasible.

MITIGATION MEASURE GEO-2 SEISMIC BUILDING REQUIREMENTS

- Structures and foundations proposed as part of this project will conform to the earthquake design requirements of the most recent accepted edition of the California Building Code Title 24. The application of design criteria would be for Seismic Zone 4.
- Proposed residential water tank will conform to earthquake design requirements following applicable regulations and design practices of the American Water Works Association. Any new equipment associated with the water system will be secured to the walls and floors of related structures to prevent damage in the event of an earthquake. State Park staff will inspect the water supply system for damage as soon as feasible following a large earthquake.
- Work undertaken on stabilization and rehabilitation of the main house and tank house will be in compliance with the California Building Code, Title 24, Part 8, California Historic Building Code. If at any time the occupancy of these structures should change from residential use (main house) or storage (tank house) to public use, a complete seismic evaluation of the buildings and upgrading of the structures to meet life-safety standards will be required under the California Building Code.

MITIGATION MEASURE GEO-3 SEPTIC SYSTEM

- A soil classification and percolation test will be conducted for the proposed leach field to determine the soil texture and percolation rate prior to the design and specific site location. The design of the system will be prepared by a Registered Civil Engineer or Registered Environmental Health Specialist incorporating percolation test results as design criteria to insure successful percolation.
- The use of non-standard septic system designs may be used to overcome site limitations as approved by the Regional Water Quality Control Board. If a non-standard septic system is used, a monitor program will be in place to monitor system performance as regulated by California Water Resources Control Board.
- System design, permitting, and construction will follow State guidelines and requirements of Sonoma County Permit and Resource Management Department.

GREENHOUSE GAS EMISSIONS

No mitigation measures necessary.

HAZARDS AND HAZARDOUS MATERIALS

MITIGATION MEASURE HAZMAT-1 ASBESTOS & LEAD

- If repairs to, or restoration of the roof of the Main House are planned, specifically those which would disturb the asbestos containing sealants, a licensed asbestos abatement contractor or a roofing contractor with asbestos credentials will be utilized to remove, and properly dispose of these materials prior to activities taking place that would disturb them.
- All paint work will follow *Preservation Brief 10, Exterior Paint Problems on Historic Buildings.*
- Applicable OSHA regulations will be followed regarding worker safety.
- Any renovation or removal of building materials which have lead-based and/or lead-containing paints will be conducted with the materials kept in a wetted state and removed in sections, as feasible, to reduce the potential for airborne lead emissions.
- All hazardous materials will be removed by trained and authorized/certified personnel and disposed of at a licensed facility in compliance with local, state, and federal regulations and guidelines.
- Prior to any activity that may result in a lead exposure, workers will be properly fitted with respiratory protection and protective clothing.

MITIGATION MEASURE HAZMAT 2 - METALS – COPPER

- The wetland area southwest of the sample point, and the area surrounding (200 ft.radius) shall be monitored for change in terrestrial indicators on an annual (minimum) basis. Monitoring shall include photographs at designated stations, documentation of environmental conditions, and documentation of change and/or related observations.
- In the event of observed terrestrial mortality, current site conditions shall be documented and the subject species shall be tested for copper contamination. Affirmed contamination shall trigger a more site-specific risk assessment and soils testing to determine the extent influence.
- Should soil disturbance from any excavation activities be required within 100 feet of soil sample site Garage East, supplemental site specific soils testing shall be required prior to construction.

HYDROLOGY AND WATER QUALITY

MITIGATION MEASURE HYDRO-1 SEDIMENTATION CONTROL

- Major grading activities such as the construction of parking areas, road accesses, and mobile home pad and utilities will be scheduled for and completed during the dry weather period (May thru October) with adequate time to stabilize soil and install temporary post-construction sediment control devices.
- All construction activities will comply with conditions and measures outlined in the Sonoma County Encroachment Permit and Department of Fish and Game Stream Alteration Permit. DPR inspectors will be responsible for contractor compliance of all permit conditions prior to completion and acceptance of work.
- Following completed construction of graded areas, all exposed soils will be seeded and mulched (min. 2 inches) with organic materials gathered from previously approved on-site sources.
- During the first winter season following construction DPR will monitor work areas to ensure that temporary and permanent erosion control measures are functioning and maintained.

LAND USE AND PLANNING

No mitigation measures necessary.

MINERAL RESOURCES

No mitigation measures necessary.

NOISE

No mitigation measures necessary.

POPULATION AND HOUSING

No mitigation measure necessary.

PUBLIC SERVICES

No mitigation measure necessary

RECREATION

See Mitigation Measures BIO-1 Northern Harriers and Other Nesting Raptors, BIO-2 Migratory Bird Species Avoidance, BIO-3 American Badger Avoidance, BIO-5 California Red Legged Frog.

TRANSPORTATION/TRAFFIC

MITIGATION MEASURE TRAFFIC-1 HAZARD REDUCTIONS

- Trim roadside vegetation to the east along Coleman Valley Road between two and eight feet off the ground for a minimum distance of 150 feet from driveway to provide clear sight lines for vehicle traffic.
- Remove existing Cypress tree growing on the south side of Coleman Valley Rd, east of the driveway for improved sight distance.
- Trim vegetation on the south side of Coleman Valley Rd. west of the driveway to a distance of eight feet from the edge of the road to increase sight lines west.
- Install pedestrian warning signs in advance of the driveways to advise motorists to expect pedestrians crossing Coleman Valley Rd.
- Prohibit parking along both sides of Coleman Valley Rd along the interface with the Carrington Ranch Property.
- All work within the scope to upgrade access/traffic design features for this project will comply with the conditions and standards set forth by Sonoma County Transportation and Public Works Department under Encroachment Permit # 08-0062.
- Include language in brochures or other literature distributed to public visitors to the effect that; Coleman Valley Road is a narrow winding road for 9 miles to the east, and RV's, trailers, and oversized vehicles are not recommended.

UTILITIES AND SERVICES

See Mitigation Measure Geo-3 - Septic Systems and Mitigation Measure Hydro-1- Sedimentation Control.

CHAPTER 6
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Prepared August 26, 2016 for September 9, 2016 Hearing

To: Commissioners and Interested Persons

From: Nancy Cave, North Central Coast District Manager
Stephanie Rexing, North Central Coast District Supervisor

Subject: Sonoma County LCP Amendment Number LCP-2-SON-15-0025-1 Part C (Carrington Ranch Zoning)

SUMMARY OF STAFF RECOMMENDATION

Sonoma County proposes to amend the LCP's land use and zoning maps to change the land use and zoning designations of four parcels located about four miles north of Bodega Bay that comprise the Carrington Ranch Property. All four parcels are located just inland of Highway 1 and Sonoma Coast State Beach, at the Junction of Highway 1 and Coleman Valley Road. The land use and zoning changes proposed would officially change the land use on the four parcels from Land Extensive Agriculture to Public/Quasi-Public and would rezone the parcels from Land Extensive Agriculture to Public Facilities. The proposed land use and zoning changes would accomplish the goals of the future landowner, California Department of Parks and Recreation (State Parks), to eventually include these parcels into the greater Sonoma Coast State Park complex.

Due to a planned easement that would cover all four parcels after transfer from Sonoma County Agricultural Preservation and Open Space District, the existing owner, to State Parks, the current ability to use the land for agriculture will not change with either amendment. Additionally, the Coastal Act and the LUP allow conversion of non-prime lands if agricultural use is infeasible or if certain development can be concentrated. While the future easement protects agricultural use, commercial production appears infeasible at this time. The land was used for dairy operations until the late 1940's and, until 2003, was leased for ranching. Currently the parcels have a land use designation appropriate to lands that have a "low production per acre" agricultural value. Further the conversion of this land to a designation that will support State Parks facilities will preserve and facilitate coastal recreational, visitor-serving uses of the adjacent Sonoma Coast State Park and will add to and supplement the State Parks complex in the area, facilitating visitor-serving coastal access in the area. In addition, the proposed zoning amendment is consistent with LUP policies that promote and protect

agricultural uses because the zoning change would not interfere with or prevent any existing or future agricultural operations and would be compatible with continued agricultural use on surrounding lands. Finally, the zoning change would be consistent with LUP policies that protect and prioritize visitor-serving and recreational uses, especially given the proximity to the coast of the land for re-designation to a public park.

In conclusion, staff recommends that the Commission find the proposed LUP amendment conforms with the requirements of Chapter 3 policies of the Coastal Act, that the proposed IP amendment is consistent with and adequate to carry out the policies of the LUP, and that the Commission **approve** the amendments as submitted. The required motions and resolutions are on page 3.

Staff Note: LCP Amendment Action Deadline
This proposed LCP amendment was filed as complete on June 16, 2016. The proposed amendment includes LUP and IP changes, and the original 90-day action deadline is September 14, 2016. Thus, unless the Commission extends the action deadline (it may extend the deadline by up to one year), the Commission has until September 14, 2016 to take a final action on this LCP amendment.

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EXHIBITS

I. MOTIONS AND RESOLUTIONS

Staff recommends that the Commission, after public hearing, approve the proposed LUP and IP amendments as submitted. The Commission needs to make two motions in order to act on these recommendations.

A. Certify the LUP Amendment as Submitted

Staff recommends a **YES** vote on the motion below. Passage of the motion will result in certification of the LUP amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

Motion**:** *I move that the Commission* ***certify*** *Land Use Plan Amendment Number LCP-2-SON-15-0025-1 Part C as submitted by the County of Sonoma.*

Resolution: *The Commission hereby certifies Land Use Plan Amendment Number LCP-2-SON-15-0025-1 Part C as submitted by the County of Sonoma and adopts the findings set forth in this staff report that, as submitted, the Land Use Plan amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the Land Use Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Land Use Plan Amendment may have on the environment.*

B. Certify the IP Amendment as Submitted

Staff recommends a **NO** vote on the motion below. Failure of the motion will result in certification of the IP amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Motion**:** *I move that the Commission* ***reject*** *Implementation Plan Amendment Number LCP-2-SON-15-0025-1 Part C as submitted by the County of Sonoma.*

Resolution: *The Commission hereby certifies Implementation Plan Amendment Number LCP-2-SON-15-0025-1 Part C as submitted by the County of Sonoma and adopts the findings set forth in this staff report that, as submitted, the Implementation Plan amendment is consistent with and adequate to carry out the certified Land Use Plan. Certification of the Implementation Plan amendment complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Plan amendment on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Implementation Plan Amendment may have on the environment.*

II. FINDINGS AND DECLARATIONS

A. DESCRIPTION OF PROPOSED LCP AMENDMENT

The proposed amendment would amend the LCP's land use and zoning maps to change the land use and zoning designations of four parcels located about four miles north of Bodega Bay that comprise the Carrington Ranch Property. All four parcels are located just inland of Highway 1 and Sonoma Coast State Beach, at the Junction of Highway 1 and Coleman Valley Road (see location map in Exhibit B). The four parcels being rezoned are all located adjacent to each other at 4500, 4300, 4000, and 3800 State Highway 1 (APNs 101-040-005, -006, -007, and -008, respectively). The surrounding land uses are agricultural uses to the north-northeast, the residential subdivision of Carmet to the north-northwest, due west are Highway 1 and the Sonoma Coast State Beach, to the southwest is the rural residential subdivision of Salmon Creek and finally to the south and due east are more agricultural lands. See Exhibit B for location maps.

The proposed land use and zoning changes would accomplish the future goals of California Department of Parks and Recreation (State Parks) to include these parcels into the greater Sonoma Coast State Park complex. Historically, the four parcels were used for dairy operations which are no longer active. In 2007, the Russian River District of State Parks, in cooperation with the Sonoma County Agricultural Preservation and Open Space District (SCAPOSD), agreed to continue to operate Carrington Ranch under a Draft Immediate Public Use Facilities Plan (Draft IPU, Exhibit C). The requested change in land use and zoning designations are consistent with the County's General Plan 2020 policies. The Draft IPU and Park designations are ideal for State Parks given the properties' large size of 335 acres, the land composition of open coastal prairie, rolling hills, views of the coastline and ocean, and its location directly adjacent to Sonoma Coast State Park. SCAPOSD and State Parks are currently cooperatively managing Carrington Ranch, with pending plans to transfer title for all four parcels to State Parks. Ultimately, after the transfer SCAPOSD will retain a conservation easement that covers 100% of the property. See Exhibit D. The purpose of the conservation easement will be to insure that the land is used, maintained and managed in a manner consistent with the acquisition goals to assist local agencies in establishing parks and preserves in the County, in perpetuity.

The parcels are currently zoned as shown in the table below:

Parcel	**Existing Land Use Designations**	**Existing Zoning Designations**
4500 State Highway 1, Bodega Bay (APN 100-040-005)	Land Extensive Agriculture (LEA 160/640)	Land Extensive Agriculture (LEA 160/640), Coastal Zone, Geologic Hazard, Historic, Scenic Resources
4300 and4000 State Highway 1, Bodega Bay (APNs 100-040-006 and -007)	Land Extensive Agriculture (LEA 160/640)	Land Extensive Agriculture (LEA 160/640), Coastal Zone, Historic, Scenic Resources
3800 State Highway 1, Bodega Bay (APN 100-	Land Extensive Agriculture (LEA 160/640)	Land Extensive Agriculture (LEA 160/640), Coastal Zone, Biotic Resources, Secondary Floodplain, Historic, Scenic Resources

040-008)		

The amendments as proposed by the County would change the land use and corresponding zoning designations of the four parcels to Public/Quasi-Public and Public Facilities to reflect the current park use and future State Park ownership. The proposed land use and zoning designations would be as follows in the table below:

Parcel	**Proposed Land Use Designations**	**Proposed Zoning Designations**
4500 State Highway 1, Bodega Bay (APN 100-040-005)	Public/Quasi-Public (PQP)	Public Facilities, Coastal Zone, Geologic Hazard, Historic, Scenic Resources
4300 and4000 State Highway 1, Bodega Bay (APNs 100-040-006 and -007)	Public/Quasi-Public (PQP)	Public Facilities, Coastal Zone, Historic, Scenic Resources
3800 State Highway 1, Bodega Bay (APN 100-040-008)	Public/Quasi-Public (PQP)	Public Facilities, Coastal Zone, Biotic Resources, Secondary Floodplain, Historic, Scenic Resources

B. CONSISTENCY ANALYSIS

1. Standards of Review

The proposed amendment affects the LUP and IP components of Sonoma County's LCP. The standard of review for the LUP amendments is that they conform to the requirements of Chapter 3 policies of the Coastal Act. The standard of review for IP amendments is that they must be consistent with and adequate to carry out the policies of the certified LUP.

2. LUP Amendment Consistency Analysis

A. Applicable Coastal Act Policies

The proposed amendment would re-designate four parcels just inland of Sonoma Coast State Park from Land Extensive Agriculture (LEA) to Public/Quasi-Public (PQP) land use designations. The land does not contain prime soils, nor is any parcel governed by a Williamson Act contract. Nevertheless, the use of non-prime agricultural land is protected under the Coastal Act and conversion to other uses must meet certain requirements. In addition, low-cost, visitor-serving uses that provide coastal recreational opportunities are protected by the Coastal Act. The applicable agricultural and public access and recreation policies state:

> ***Coastal Act Section 30242.*** *All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (l) 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.

Coastal Act Section 30250 *(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.*

Coastal Act 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.*

Coastal Act Section 30212.5. *Where appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.*

Coastal Act Section 30213 (part). *Lower cost visitor and recreational facilities shall be protected, encouraged, and where feasible, provided. Development providing public recreational opportunities are preferred.*

B. Consistency Analysis

The proposed amendment would change the land designations on four parcels from Land Extensive Agriculture (LEA) land use and zoning to Public/Quasi Public (PQP) and Public Facilities (PF) land use and zoning, respectively. The current LEA designation allows for agricultural uses such as raising/grazing of farm animals, beekeeping, agricultural support services, and/or, any agricultural uses appropriate for relatively low production per acre. While the current LEA designation does allow for public parks that do not interfere with the LEA designation, the proposed land use designation of PQP is a more accurate designation for describing all future anticipated uses, such as passive recreation, following ownership transfer to State Parks. Agricultural uses have effectively ceased on all four parcels and the entire area proposed for a change in designation will become part of the Sonoma Coast State Park complex. Nevertheless, a planned easement to be recorded after the lands' transfer to State Parks will protect the possibility of future agriculture use in perpetuity across all four parcels. Thus, the ability to use the land agriculturally, either now or in the future, will not in fact change with the change in zoning and ownership. Ownership by State Parks may further encourage low-production agricultural uses that are friendly to the public, such as a horse ranch or community garden.

If the land use designation change is viewed as a conversion from agricultural use, the LUP amendment must meet the requirements for conversion. The Coastal Act allows conversion of non-prime lands if further agricultural use is infeasible. While the easement will always protect agricultural use, commercial production appears infeasible at this time. The current land use designation of LEA, anticipating a low output of agricultural products, reflects this. The land was used for dairy operations until the late 1940's, and until 2003 leased for ranching. Sonoma

County Agricultural Preservation and Open Space District then acquired the land in order to protect the possibility of agricultural use and for eventual transfer to State Parks. As an expert in the productivity of agricultural lands, the District has always anticipated a more appropriate designation for these parcels.

The Coastal Act allows conversion of nonprime lands in order to concentrate development, including visitor-serving facilities that can't be located in an existing developed area. The Sonoma County Coast is a rugged area with low development, and the existing Sonoma Coast State Parks complex is a visitor-serving facility, which can be regarded either as an isolated development or a point of attraction as described by Section 30250. Concentration of development is also a goal of the County Agricultural Preservation and Open Space District, which explains that it works "strategically" to acquire important open spaces throughout the County, in order to keep similar uses together, among other purposes.[1]

Conversion of non-prime lands further requires that all future uses be compatible with continued agricultural use on surrounding lands. The new designation and future State Parks' ownership of the Carrington Ranch will not interfere with or endanger neighboring agricultural uses.

The Coastal Act also requires that maximum access and recreational opportunities be provided, that low-cost, visitor serving uses be encouraged and provided where feasible, and that development providing public recreational opportunities is preferred. The Sonoma Coast is an extremely popular visitor destination, with millions of visitors each year. State Parks offers a variety of low-cost recreational opportunities to the public, including beachcombing, tidepooling, surfing, scuba diving, kayaking, hiking, biking, picnicking, camping, whale and seal watching, and fishing. The conversion of this land to a land use designation that will support the current State Parks facilities will preserve and facilitate coastal recreational, visitor-serving uses of the adjacent Sonoma Coast State Park and will add to and supplement the State Parks complex in the area, facilitating and improving coastal access in the area. Finally, the increase of holdings by State Parks helps distribute public facilities along the Coast.

For all of the above reasons, the proposed re-designation is consistent with the agricultural, visitor-serving and access policies of the Coastal Act.

3. IP Amendment Consistency Analysis

A. Applicable LUP Provisions

The Sonoma County LUP directly incorporates Coastal Act Sections 30242 (conversion of nonprime land) and 30250(c) (concentration of visitor-serving uses), both of which are quoted in the above analysis. For the same reasons as above, the zoning change is allowable as a conversion from nonprime agricultural use to a park use.

The LUP has additional language that protects agricultural land in production from changes in use and requires that agricultural lands be adequately buffered from surrounding uses in order to protect the agricultural operations. Further, the LUP promotes resource-related, compatible uses on resource lands such as agricultural lands.

[1] http://www.sonomaopenspace.org/lands/.

> ***State Parks Policy #17.*** *Retain in agricultural production land not currently needed for public use, as compatible with the General Plan Resource Element of the park unit.*

> ***Land Use Recommendation #1.*** *Encourage compatible, resource-related uses on designated resource lands. Such uses should not conflict with resource production activities.... Some low-intensity visitor serving uses may be appropriate on resource lands if they are compatible with the resource use of the land.*

The LUP incorporates Coastal Act Sections 30210, 30212.5 and 30213, quoted above, to protect access and recreation, to distribute public facilities, and to protect and promote lower cost visitor and recreational facilities in particular. The zoning change is consistent with these policies for the same reasons enumerated above.

The LUP further protects visitor-serving resources, and prioritizes visitor-serving and recreational uses, especially on land in close proximity to the coast, such as the subject parcel. Applicable LUP policies include:

> ***Visitor-Serving Facilities General Recommendation #1.*** *Encourage the development and expansion of Visitor-Serving and commercial facilities within urban service and rural community boundaries where coastal requirements, including water provision and waste disposal, can be met.*

B. Consistency Analysis

The LCP amendment proposes a zoning change to re-zone the property from LEA agricultural zoning to PF public facilities. The parcels are currently under a Draft IPU agreement between State Parks and SCAPOSD to operate the Carrington Ranch land as a State Park. This proposed public facilities use allows for State Parks use on the property and enables the State Parks operations. As stated previously, though historically a thriving, small-family dairy farm, and eventually leased for ranching, private agricultural production has ended, and high levels of production appear infeasible in any case. There is no existing agricultural production for State Parks to maintain. Regardless, the agricultural easement that will be recorded after ownership transfer will protect the possibility of continued agricultural use in the future, which may be compatible with visitor-serving uses and create educational opportunities for the public.

Additionally, the zoning change would be consistent with LUP policies that protect and prioritize visitor-serving and recreational uses, especially given the proximity to the coast of the land for re-designation to a public park. As described above, the Sonoma Coast is a very popular destination for the public, attracting millions of visitors each year. State Parks already provides much of the infrastructure, such as water service, so that the addition of these parcels will comply with the LUP requirement to supply adequate services for new visitor-serving facilities.

Thus, the proposed rezoning will ensure consistency with the new Public/Quasi-Public land use designation. Therefore, the proposed rezoning to correspond to the new land use designation is consistent with and adequate to carry out the amended LUP.

C. California Environmental Quality Act (CEQA)

The Coastal Commission's review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Local governments are not required to undertake environmental analysis of proposed LCP amendments, although the Commission can and does use any environmental information that the local government has developed.

The County, acting as lead CEQA agency, determined that the proposed LCP amendments were categorically exempt from the requirements of CEQA pursuant to Section 15061(b)(3) of the California Code of Regulations [no significant effect]. This staff report has discussed the relevant coastal resource issues with the proposal. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects which approval of the amendment, as modified, would have on the environment within the meaning of CEQA. Thus the proposed amendment will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).

ORDINANCE NO. 5801

AN ORDINANCE OF THE BOARD OF SUPERVISORS, COUNTY OF SONOMA, STATE OF CALIFORNIA, AMENDING THE OFFICIAL ZONING DATABASE OF THE COUNTY OF SONOMA, ADOPTED BY REFERENCE BY SECTION 26-02-110 OF THE SONOMA COUNTY CODE, BY RECLASSIFYING CERTAIN REAL PROPERTY ASSOCIATED WITH LAND USE MAP AMENDMENTS APPROVED UNDER GENERAL PLAN UPDATE 2020.

The Board of Supervisors of the County of Sonoma, State of California, ordains as follows:

SECTION I. The Board of Supervisors has certified the Final EIR for The Sonoma County General Plan 2020 (GP 2020) and associated entitlements, including the rezoning of the properties listed below, by Resolution No. 08-0807. In addition, the Board has approved a General Plan Amendment for GP 2020 and associated entitlements, including rezoning of the properties listed below, by Resolution No. 08-0808. These Resolutions make certain findings regarding compliance with CEQA and the Project that are hereby incorporated by reference herein.

SECTION II: The Official Zoning Database of the county, adopted by reference by Section 26-02-110 of the Sonoma County Code, are amended by reclassifying the following real properties as shown on the attached Sectional District Maps as follows:

Planning Area 1

1A. From the RR B6 10 HD SR (Rural Residential, 10 acre-density, Historic District, Scenic Resources) to the LC HD SR (Limited Commercial, HD SR) Zoning District for 0.15 acres located on the north side of the intersection of Bohemian Highway, Occidental - El Molino Road, and Main Street, also known as 3793 Bohemian Highway, Occidental, APN 074-300-017. File No. ZCE07-0010.

1B. From the RR B6 10 HD SR (Rural Residential, 10 acre-density, Historic District, Scenic Resources) to the PF HD SR (Public Facilities, HD SR) Zoning District for 0.34 acres located between Bohemian Highway (east side) and Main Street (west side), about 242 feet north of Occidental - El Molino Road, also known as 3821 Bohemian Highway, Occidental APN 074-300-015. File No. ZCE07-0010.

1C. From the RR B6 10 HD SR (Rural Residential, 10 acre-density, Historic District, Scenic Resources) to the PF HD SR (Public Facilities, HD SR) Zoning District for 0.57 acres located between Bohemian Highway (east side) and Main Street (west side), on the southeast corner of the intersection of Bohemian Highway and Occidental - Graton Road, also known as 3849 Bohemian Highway, Occidental, APN 074-300-013. File No. ZCE07-0010.

1D. From the RR B6 10 HD SR (Rural Residential, 10 acre-density, Historic District, Scenic Resources) to the PF HD SR (Public Facilities, HD SR) Zoning District for 0.55 acres located between Bohemian Highway (east side) and Main Street (west side), about 342 feet north of Occidental - El Molino Road, also known as 3915 Bohemian Highway, Occidental,

APN 074-300-014. File No. ZCE07-0010.

1E. From the RR B6 10 HD SR (Rural Residential, 10 acre-density, Historic District, Scenic Resources) to the PF HD SR (Public Facilities, HD SR) Zoning District for 0.31 acres located between Bohemian Highway (east side) and Main Street (west side), about 155 feet north of Occidental - El Molino Road, also known as 3805 Bohemian Highway, Occidental, APN 074-300-034. File No. ZCE07-0010.

1F. From the RRD B6 40 SR (Resources and Rural Development, 40 acre-density, Scenic Resources) to the RRD B7 SR (RRD, frozen lot size, SR) Zoning District for 67.38 acres located on the east side of Bohemian Highway opposite the northern ends of Gerson Drive and Marika Drive, also known as 1499 Bohemian Highway, Occidental, APN 073-140-014. File No. ZCE07-0010

1G. From the RRD B6 60 SR Z (Resources and Rural Development, 60 acre-density, Scenic Resources, Second Unit Exclusion) to the RRD B6 160 SR Z (RRD,160 acre-density, SR Z) Zoning District for 50.49 acres located on the west side of Bohemian Highway about 500 feet north of Marika Drive, also known as 1107 Marika Drive, Occidental, APN 073-140-015. File No. ZCE07-0010.

1H. From the RRD B6 60 SR Z (Resources and Rural Development, 60 acre-density, Scenic Resources, Second Unit Exclusion) to the RRD B6 160 SR Z (RRD,160 acre-density, SR Z) Zoning District for 22.34 acres located on the west side of Bohemian Highway about 1,700 feet north of Marika Drive, also known as 1828 Bohemian Drive, Occidental, APN 073-140-016. File No. ZCE07-0010.

1I. From the LEA B6 160 (Land Extensive Agriculture, 160 acre-density) to the RRD B6 160 (Resources and Rural Development, 160 acre-density) Zoning District for 50.36 acres located at the south end of Marra Road, also known as 2200 Marra Road, Occidental, APN 073-160-029. File No. ZCE07-0010.

1J. From the LEA B6 160 (Land Extensive Agriculture, 160 acre-density) to the RRD B6 160 (Resources and Rural Development, 160 acre-density) Zoning District for 38.45 acres located at the south end of Marra Road, also known as 2200 Marra Road, Occidental, APN 073-160-030. File No. ZCE07-0010.

1K. From the LEA CC 160/640 G HD SR (Land Extensive Agriculture, Coastal Zone, 160 acre-density/640 acre minimum lot size, Geologic Hazard, Historic, Scenic Resources) to the PF CC G HD SR (Public Facilities, Coastal Zone, Geologic Hazard, Historic, Scenic Resources) Zoning District for 78.30 acres located on the north side of Coleman Valley Road at the intersection with State Highway 1, also known as 4500 State Highway 1, Bodega Bay, APN 101-040-005, File No. PLP08-0063.

1L. From the LEA CC 160/640 HD SR (Land Extensive Agriculture, Coastal Zone, 160 acre-density/640 acre minimum lot size, Historic, Scenic Resources) to the PF CC HD SR (Public Facilities, Coastal Zone, Geologic Hazard, Historic, Scenic Resources) Zoning District for 51.90 acres located on the south side of Coleman Valley Road at the intersection with State Highway 1, also known as 4300 State Highway 1, Bodega Bay, APN 101-040-006, File No.

PLP08-0063.

1M. From the LEA CC 160/640 HD SR (Land Extensive Agriculture, Coastal Zone, 160 acre-density/640 acre minimum lot size, Historic, Scenic Resources) to the PF CC HD SR (Public Facilities, Coastal Zone, Historic, Scenic Resources) Zoning District for 62.60 acres located about 600 feet south of the intersection of State Highway 1 with Coleman Valley Road, also known as 4000 State Highway 1, Bodega Bay, APN 101-040-007, File No. PLP08-0063.

1N. From the LEA CC 160/640 BR F2 HD SR (Land Extensive Agriculture, Coastal Zone, 160 acre-density/640 acre minimum lot size, Biotic Resources, Secondary Floodplain, Historic, Scenic Resources) to the PF CC BR F2 HD SR (Public Facilities, Coastal Zone, Biotic Resources, Secondary Floodplain, Historic, Scenic Resources) Zoning District for 139.90 acres located about 2,040 feet south of the intersection of State Highway 1 with Coleman Valley Road, also known as 3800 State Highway 1, Bodega Bay, APN 101-040-008, File No. PLP08-0063.

Planning Area 2

2A. From the AR B8 SR VOH (Agriculture and Residential, frozen lot size, Scenic Resources, Valley Oak Habitat) to the M3 SR VOH (Limited Industrial, SR VOH) Zoning District for 12.22 acres located on the southeast side of the North Cloverdale Boulevard and McCray Road intersection, also known as 31210 McCray Road, Cloverdale, APN 116-050-010. File No. ZCE07-0010.

2B. From the LC VOH (Limited Commercial, Valley Oak Habitat) to the R2 B6 9 du/ac VOH (Medium Density Residential, 9 dwelling units/acre, VOH) Zoning District for 1.27 acres located on the southeast side of the intersection of U.S. Highway 101 and McCray Road, also known as 32110 McCray Road, Cloverdale, APN 115-160-011. File No. ZCE07-0010.

2C. From the R2 B6 6 du/ac F2 SR (Medium Density Residential, 6 dwelling units/acre, Floodplain, Scenic Resources) to the LC F2 SR (Limited Commercial, F2 SR) Zoning District for 0.09 acres located on the east side of Highway 128 and Depot Street about 295 feet west of Geyserville Avenue (Main Street), also known as 105 Depot Street, Geyserville, APN 140-100-029. File No. ZCE07-0010.

2D. From the K (Recreation and Visitor-Serving Commercial) to the PF (Public Facilities) Zoning District for 5.36 acres located on the south side of Geyserville Avenue (Main Street) opposite Bosch Avenue, also known as 20901 Geyserville Avenue, Geyserville, APN 140-100-071. File No. ZCE07-0010.

2E. From the R2 B6 6 du/ac SR (Medium Density Residential, 6 dwelling units/acre, Scenic Resources) to the PF SR (Public Facilities, SR) Zoning District for 0.07 acres located on the north side of Geyserville Avenue (Main Street) about 326 feet west of Depot Street, also known as 21100 Geyserville Avenue, Geyserville, APN 140-100-012. File No. ZCE07-0010.

2F. From the AR B6 10 VOH (Agriculture and Residential, 10 acre-density, Valley Oak Habitat) to the AR B6 3 VOH (AR, 3 acre-density, VOH) Zoning District for 40.44 acres located on the east side of River Road about 0.5 miles north of the intersection with Crocker Road, also

north side of State Highway 116 about 3,845 feet west of the intersection with Watmaugh Road, also known as No Address, APN 142-051-024. File No. ZCE07-0010.

9E. From the LEA B6 100 G MR SR Z (Land Extensive Agriculture, 100-acre density, Geologic Hazard, Mineral Resources, Scenic Resources, Second Unit Exclusion) to the DA B6 20 MR Z (Diverse Agriculture, 20 acre-density, G MR SR Z) Zoning District for 0.54 acres of 192.90 acres located on the north side of State Highway 116 about 3,845 feet west of the intersection with Watmaugh Road, also known as No Address, APN 142-051-024. File No. ZCE07-0010.

9F. From the RR B6 2.5 SR VOH (Rural Residential, 2.5 acre-density, Scenic Resources, Valley Oak Habitat) to the LC SR VOH (Limited Commercial, SR VOH) Zoning District for 4.48 acres located on the east side of Highway 12 about 565 feet north of the intersection with Specht Road, also known as 20850 Broadway, Sonoma, APN 128-322-013. File No. ZCE07-0010.

9G. From the M3/AR B6 5 (Limited Rural Industrial/Agriculture and Residential, 5 acre-density) to the AR B6 5 District for 12.01 acres located approximately at the southeastern corner of the intersection of 8th Street East and Denmark Street, also known as 20330 8TH Street East, Sonoma; APN 126-012-002. File No. PLP08-0063.

SECTION III: The Director of the Permit and Resource Management Department is directed to reflect these amendments to the Official Zoning Database as shown on the attached Sectional District Maps.

SECTION IV: The Director of the Permit and Resource Management Department is directed to amend the Official Zoning Database to renumber the existing Planning Area Policy References to reflect the revised GP 2020 Policy Numbers, provided that such amendments are limited only to renumbering and do not involve substantive changes in the Zoning on any property.

SECTION V: If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION VI: This ordinance shall be and the same is hereby declared to be in full force and effect from and after thirty (30) days after the date of its passage and shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in *The Press Democrat*, a newspaper of general circulation, published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma, passed and adopted this 23rd day of September 2008, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

BROWN: Aye SMITH: Aye KELLEY: Aye REILLY: Aye KERNS: Aye

AYES: 5 NOES: 0 ABSTAIN: 0 ABSENT: 0

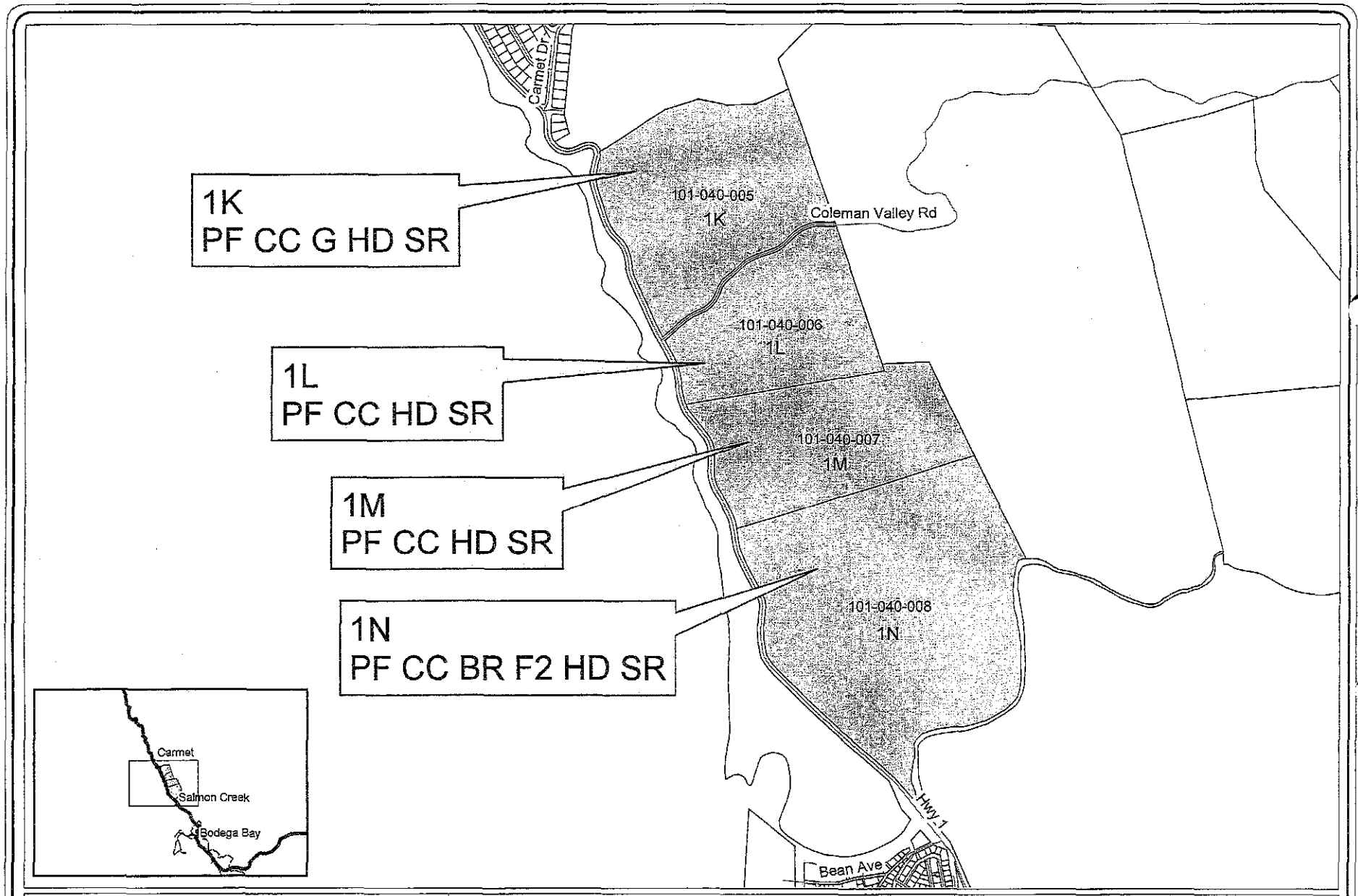
WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED.

_____
Chair, Board of Supervisors
County of Sonoma

ATTEST:

_____
ROBERT DEIS
Clerk of the Board of Supervisors
County of Sonoma



Permit & Resource Management Department
Project Review Section
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 Fax (707) 565-1103

FILE: PLP 08-0063(1K, L, M, N)
AP #: 101-040-005, -006, -007, -008
Ordinance No. 5801 (3 OF 36)
Sectional District Map No. 8.1673

A30, B30

County of Sonoma
State of California

THE WITHIN INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE

ATTEST: MAY 26 2015

VERONICA A. FERGUSON, Clerk/Secretary

BY: C Woodson
DEPUTY CLERK/ASST SECRETARY

Item Number: 56

Date: May 19, 2015 Resolution Number: 15-0223

ORD14-0004 Amy Lyle

☐ 4/5 Vote Required

Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California, Re-Adopting the Official Zoning Database for the Coastal Zone of the County of Sonoma Including Zone Changes, Re-Approving Text Amendments to the Coastal Zoning Regulations and Local Coastal Plan Land Use Map Amendments, and Authorizing Submittal of the Ordinance, and two Local Coastal Plan Land Use Map Amendments to the California Coastal Commission for Certification

Resolved, that the Board of Supervisors of the County of Sonoma ("the Board") hereby finds and determines as follows:

Whereas, on June 12, 2007, the Board, with a 4-0-1 vote, adopted an amendment to Chapter 26C of the Sonoma County Code (Coastal Zoning Regulations) to establish the Official Zoning Database for the Coastal Zone ("Coastal Zoning Database") to convert the Official Zoning Maps of the County of Sonoma to a Geographic Information System (GIS) digital database to improve accuracy and readability and allow for availability on the Permit and Resource Management Department (PRMD) website (Resolution 07-0526, Ordinance 5740); and

Whereas, on September 16, 2008, the Board, with a 5-0 vote, approved the request by Gualala Redwood, Inc. to amend the Coastal Zoning Database to add the Mineral Resource (MR) Combining District to the zoning of three parcels as a condition of approval for the Use Permit for Instream Gravel Mining on the Gualala River (UPE04-0040; Ordinance 5797); and

Whereas, on September 23, 2008, the Board, with a 5-0 vote, approved an amendment to the Local Coastal Plan Land Use Map and Coastal Zoning Database, as part of approval of General Plan 2020 and to reflect land acquisition by the State Department of Parks and Recreation, to change the land use designation and zoning of APNs 101-040-005 (No Address, 78.3 acres), 101-040-006 (4390 Highway 1, 51.9 acres), 101-040-007 (No Address, 62.6 acres), and 101-040-008 (No Address, 139.9 acres) from Land Extensive Agriculture ("LEA") to Institutional ("I") and Public Facilities ("PF"), respectively (PLP08-0063; Resolution 08-0808, Ordinance 5801); and

Whereas, on September 1, 2009, the Board, with a 5-0 vote, approved an amendment to the Coastal Zoning Database, as part of Technical Corrections Round 1, to add the Floodway ("F1") Combining District to one coastal parcel, add the Floodplain ("F2") Combining District to 151 coastal parcels, add the F1 and F2 Combining Districts to one coastal parcel, and change the F2 to the F1 and F2 Combining Districts on six coastal parcels; add the Geologic Hazard ("G") Combining District to 38 coastal parcels and remove the G Combining District from 80 coastal parcels; and add the Second Unit Exclusion ("Z") Combining District to three coastal parcels to correct unintended zone changes during the

transition from old paper zoning maps to the new digital Coastal Zoning Database (ZCE08-0028; Ordinance 5850; see Exhibit A); and

Whereas, on March 30, 2010, the Board, with a 5-0 vote, approved an amendment to the Coastal Zoning Database to remove the Mobile Home Exclusion ("J") Combining District from the zoning of five coastal parcels (APNs 109-530-002 to -006) to comply with state law and provide consistency with the General Plan Housing Element (ZCE09-0029; Ordinance 5883); and

Whereas, on June 8, 2010, the Board, with a 5-0 vote, approved the request to amend the Local Coastal Plan Land Use Map and Coastal Zoning Database, as a Condition of Approval of a Lot Line Adjustment (LLA08-0007), to change the land use designation and zoning of a relatively small portion (0.4 acres) of APN 100-080-077 (1407 Highway 1, Bodega Bay; 1.33 acres) from Institutional ("I") and Public Facilities ("PF") to Visitor-Serving Commercial ("VSC") and Commercial Tourist ("CT"), respectively; and a relatively small portion (0.2 acres) of APN 100-080-078 (No Address; 1.70 acres) from VSC and CT to Sensitive & Hazardous ("S&H") and Resources and Rural Development ("RRD"), respectively (PLP09-0019; Ordinance 5893); and

Whereas, on May 10, 2011, the Board, with a 5-0 vote, approved an amendment to the Coastal Zoning Database, as part of Technical Corrections Round 2, to remove the Coastal Combining ("CC") District from one coastal parcel (APN 103-060-024); add the Geologic Hazard ("G") Combining District to three coastal parcels (APNs 100-080-056, 100-230-042, 100-340-018); add the Historic District ("HD") Combining District to one coastal parcel (APN 109-070-011) and remove the HD Combining District from five coastal parcels (APNs 101-040-004, -005, -007, -008, and -010); remove the Scenic Resources ("SR") Combining District from eight coastal parcels (APNs 097-280-002; 099-100-017, -019, and -021; 103-040-032; 109-480-024; 155-150-018; 155-370-010) and add the SR Combining District to one coastal parcel (APN 099-090-005; add the Valley Oak Habitat ("VOH") Combining District to four coastal parcels (APNs 097-140-016; 097-150-003; 097-280-003 and -005); and add the Second Unit Exclusion (Z") Combining District to two coastal parcels (APNs 103-060-004 and -022) to correct unintended zone changes during the transition from old paper zoning maps to the new digital Coastal Zoning Database (ZCE11-0002; Ordinance 5940); and

Whereas, on August 23, 2011, the Board, with a 5-0 vote, approved an amendment to the Coastal Zoning Database to implement General Plan 2020 for Scenic Resources, to extend the Scenic Resource (SR) Combining District on three coastal parcels (APNs 026-130-013, 099-030-003 and -032) (PLP10-0038; Ordinance 5946); and

Whereas, on October 23, 2012, the Board, with a 5-0 vote, approved an amendment to the Coastal Zoning Database as part of Technical Corrections Round 3, to add a reference in zoning to a previously certified land use policy (Policy LU-17L) for one coastal parcel (APN 026-010-066) (ZCE11-0018; Ordinance 6011) as follows: "*Policy LU-17l: All new commercial uses on parcel 026-010-066 shall require a use permit or use permit waiver to insure compatibility with the surrounding community;*" and

Whereas, on March 12, 2013, the Board, with a 5-0 vote, approved an amendment to the text of Chapter 26C of the Sonoma County Code (Coastal Zoning Regulations) to reference the adopted Duncans Mills Historic District Design Guidelines and amend design review procedures to allow minor alterations to be reviewed administratively (ZCE11-0011; Resolution 13-0096, Ordinance 6021, see Exhibit B); and

Whereas, there were no changes to coastal zoning when the Coastal Zoning Database was

adopted, but since that date there have been seven sets of Zone Changes, two sets of Local Coastal Plan Land Use Map Amendments, and one Text Amendment to the Coastal Zoning Regulations that have been approved by Board but have not been certified by the Coastal Commission due to staff shortages at both PRMD and the Coastal Commission; and

Whereas, it was determined that the above projects (PLP08-0063 noticed on Aug 8, 2008, PLP09-0019 noticed on July 6, 2009, PLP10-0038 noticed July 1, 2011, ZCE08-0028 noticed Aug 14, 2009, ZCE09-0029 noticed March 1, 2010, ZCE11-0002 noticed April 29, 2011, ZCE11-0011 noticed Feb 5, 2013, and ZCE11-0018 noticed Oct 12, 2012) were exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the California Code of Regulations; and

Whereas, a Subsequent Mitigated Negative Declaration, noticed on Aug 5, 2007, was adopted to add the MR (Mineral Resource Combining District) to three parcels within the Coastal Zone as a condition of approval for the Use Permit for Instream Gravel Mining on the Gualala River (UPE04-0040; Ordinance 5797); and

Whereas, an additional Notice of Availability was published on March 18, 2015 and a hearing was held April 28, 2015 to readopt the zone changes and amendments; and

Whereas, in accordance with the provisions of law, for each of the above projects a notice of public hearing was published in a newspaper of general circulation and mailed to all owners of property that would be affected by the project at the time of approval; and

Whereas, in accordance with the provisions of law, the Board of Supervisors held a public hearing on each of the above projects, at which time all interested persons were given an opportunity to be heard; and

Whereas, the California Coastal Act requires a resolution adopted by the legislative body formally submitting an ordinance for certification by the Coastal Commission, and that a public hearing be held by the local jurisdiction within four years of the date of Coastal Commission approval of a Local Coastal Program Amendment; and

Whereas, the Board concurs with PRMD's determination that: 1) the projects PLP08-0063, PLP09-0019, PLP10-0038, ZCE08-0028, ZCE09-0029, ZCE11-0002, ZCE11-0011, and ZCE11-0018; are exempt from CEQA under Section 15061(b)(3) of the State CEQA Guidelines. The facts and conditions that support this finding are as follows:

1. Section 15061(b)(3) of the State CEQA Guidelines exempts an activity from CEQA where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

2. The amendments to the Coastal Zoning Database and Local Coastal Plan Land Use Map under projects PLP08-0063, PLP09-0019, PLP10-0038, ZCE08-0028, ZCE09-0029, ZCE11-0002, and ZCE11-0018 were corrections to unintended land use designation and zone changes during the transition from old paper zoning maps to the new digital Coastal Zoning Database; to implement or provide consistency with General Plan 2020; corrections to reflect land acquisition by the State Department of Parks and Recreation; and a condition of approval for a Lot Line Adjustment involving relatively small acreage.

3. The amendments to the Coastal Zoning Regulations under project ZCE11-0011 were to reference Historic District design guidelines and amend design review procedures to allow minor alterations to be reviewed administratively.

Now, Therefore, Be It Resolved, based on the foregoing findings and determinations and the record of these proceedings, the Board declares and orders as follows:

1. The foregoing findings and determinations are true and correct, are supported by substantial evidence in the record, and are adopted as hereinabove set forth.

2. The Coastal Zoning Database is re-adopted, and the subsequent amendments to the following elements of the Sonoma County Local Coastal Program are re-approved:

a. Coastal Zoning Database as shown in Exhibit A-1 and A-2 to the Ordinance; and
b. Coastal Zoning Regulations as shown in Exhibit B to the Ordinance; and
c. Local Coastal Plan Land Use Maps to amend the land use designation of APNs 101-040-005 through 101-040-008 from Land Extensive Agriculture ("LEA") to Institutional ("I"); and to amend the land use designation of a portion of APN 100-080-077 from I to Visitor-Serving Commercial ("VSC"), and a portion of APN 100-080-078 from VSC to Sensitive & Hazardous ("S&H")

Be It Further Resolved that the Board authorizes staff to submit the Coastal Zoning Database and subsequent Coastal Zoning Database, Coastal Zoning Regulations, and Local Coastal Plan Land Use Map Amendments forthwith to the California Coastal Commission for certification.

Be It Further Resolved that the County of Sonoma will carry out the above Sonoma County Local Coastal Program Amendments in a manner fully consistent with the California Coastal Act (Coastal Act Section 30510) and that these amendments will take place automatically upon Coastal Commission certification.

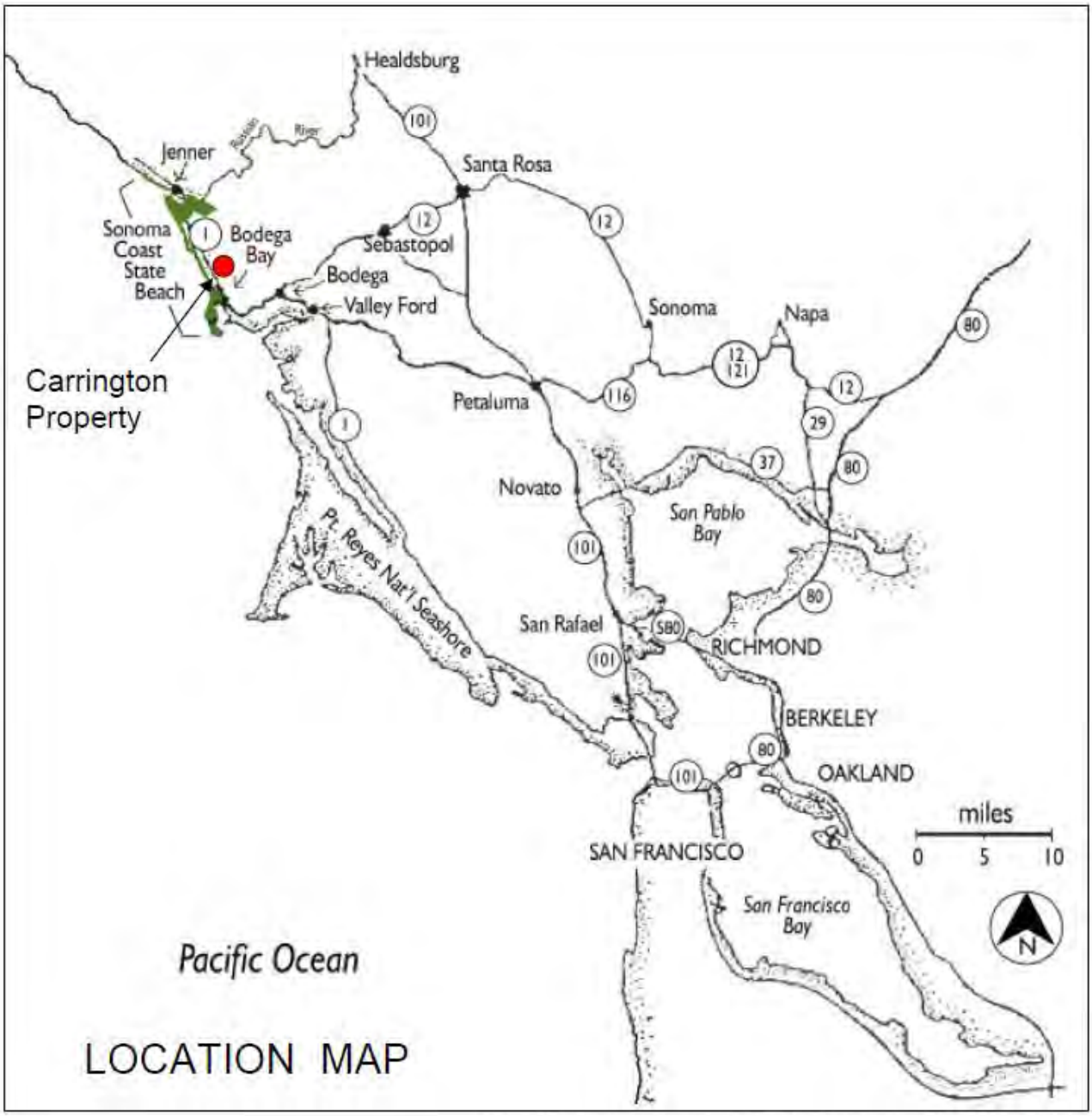
Be It Further Resolved that the Board of Supervisors designates the Clerk of the Board as the custodian of the documents and other material which constitute the record of proceedings upon which the decision herein is based. These documents may be found at the office of the Clerk of the Board, 575 Administration Drive, Room 100-A, Santa Rosa, California 95403.

Supervisors:

Rabbitt: Aye Zane: Aye Gore: Aye Carrillo: Aye Gorin: Aye

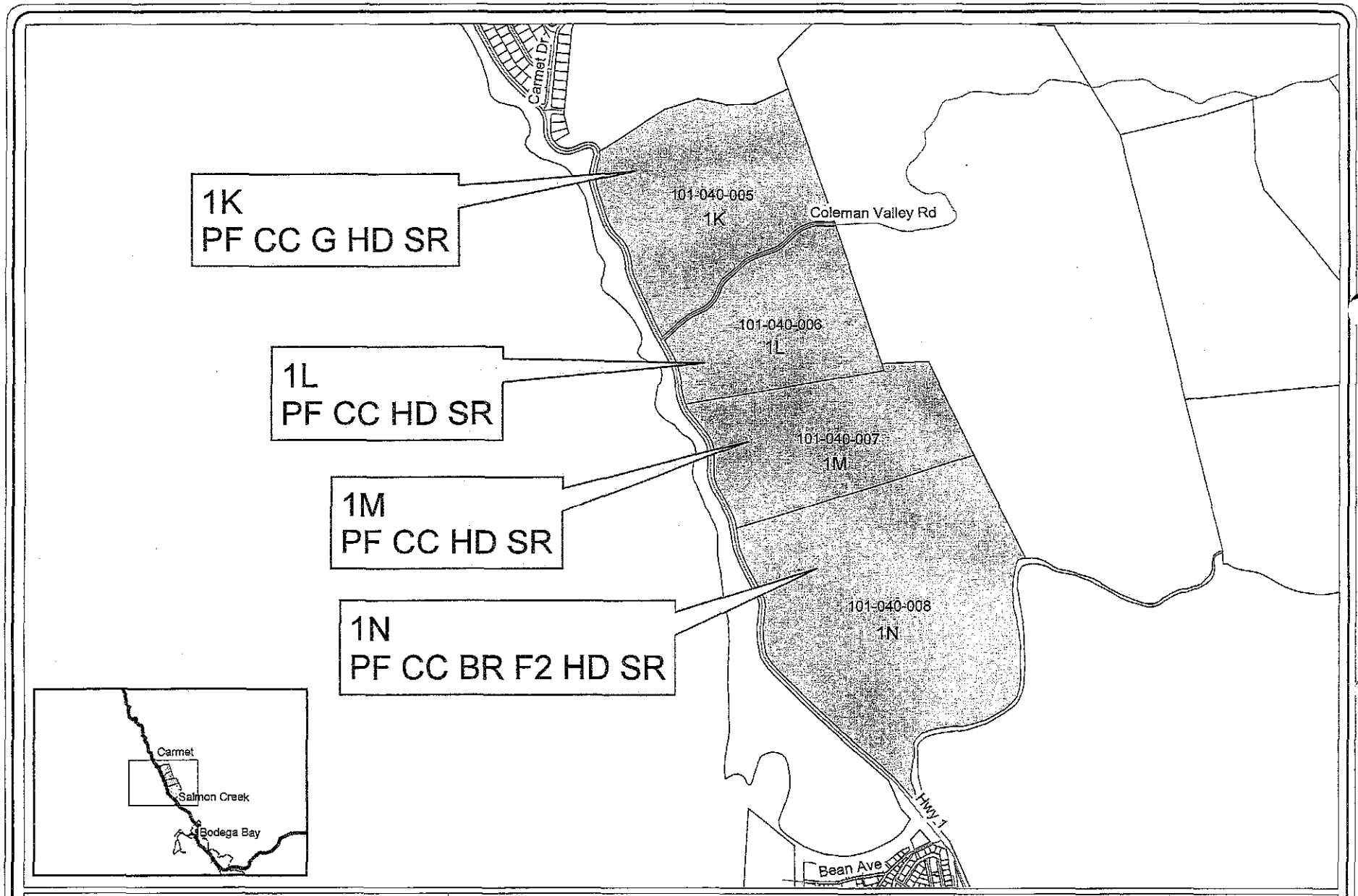
Ayes: 5 Noes: 0 Absent: 0 Abstain: 0

So Ordered.



SOURCE: Sonoma Coast State Beach Draft General Plan 2006 - EDAW

FIGURE 1-1



0 650 1,300 Feet

1 inch = 1,300 feet

Permit & Resource Management Department
Project Review Section
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 Fax (707) 565-1103

FILE: PLP 08-0063(1K, L, M, N)
AP #: 101-040-005, -006, -007, -008
Ordinance No. 5801 (3 OF 36)
Sectional District Map No. 8.1673

A30, B30

Revised Draft

Immediate Public Use Facilities Plan for the Carrington Property

August 2007

California Department of Parks and Recreation
Russian River District

This Draft Immediate Public Use Facilities Plan for the Carrington Property has been produced by the California Department of Parks and Recreation with funding provided through a grant from the California Coastal Conservancy.

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LIST OF FIGURES Page

EXECUTIVE SUMMARY

Background

The Carrington Property (Property) is located on the Sonoma Coast north of the town of Bodega Bay, adjacent to State Highway One and the Sonoma Coast State Park. The Property includes 335 acres of open coastal prairie, rolling hills, remaining elements of a historic dairy ranch, and spectacular views of the coastline and ocean. Because of its location, scenic vistas, open space, natural resources, and potential for recreational access and trail connections, the Property was purchased in 2003 by the Sonoma County Agricultural Preservation and Open Space District (SCAPOSD) for transfer to the State as an addition to the Sonoma Coast State Park. When the land is transferred, the SCAPOSD will be granted a conservation easement on the property.

Through a grant provided by the California Coastal Conservancy and other matching funds, the SCAPOSD, non-profit LandPaths, and California Department of Parks and Recreation (State Parks) have worked cooperatively on site clean-up, building security, and planning for the Property. It is the goal of the project partners to make the Carrington Property available for public access as soon as possible, consistent with good planning and sound resource management.

Purpose of Immediate Public Use Facilities Plan (IPU Plan)

This Immediate Public Use Facilities Plan (IPU Plan) was prepared to facilitate and guide immediate public use and facility development on the property. The IPU Plan addresses the natural, cultural, and scenic values; public recreation needs; site characteristics and constraints; and regulatory, management, and operational issues. A range of options for recreational uses and facilities were identified and evaluated. As a result, appropriate public uses and facilities are recommended for implementation, consistent with the protection of resource values.

Recommendations

The following public use facilities are recommended for immediate development:

- Vehicle access from Coleman Valley Road
- Vehicle parking
- Picnic sites and overlooks
- Trails (3 miles of onsite hiking trails network)
- Interpretive facilities (kiosk, panels, posts & brochures)
- Restroom
- Security infrastructure (gates, night lights, pay telephone, caretaker site)

These facilities are identified on the *Proposed IPU Facilities Plan* map (Appendix B, Drawing 6) and discussed in detail beginning in Section 10.1.

Implementation

Following public and agency review of this Draft IPU Facilities Plan, the document will be finalized. An appropriate environmental document will be prepared and circulated for public and agencies review. Following adoption of the final environmental document, State Parks managers will approve or disapprove the final IPU Plan. If the Plan is approved, State Parks will complete the required permitting process and apply to the California Coastal Conservancy for a construction grant to supply matching funds to implement the project. Required permits will be obtained as necessary to implement plan recommendations.

As a first priority, efforts will be directed to implement the following elements:

- Public access and trails, including vehicle parking areas
- Restroom facility
- Overlooks and picnic sites
- Interpretive Facilities
- Stabilization of the main ranch house and tank house

  Included in this would be any necessary security infrastructure that would be considered an integral part, such as gates, lighting, on-site caretaker, etc.

As a second priority, efforts will be directed at the following:

- Site development of caretaker residence. Initially this would include utilities, temporary building pad and mobile home/ trailer.
- Treatment (primarily rehabilitation, restoration, and/or preservation) of the historic ranch complex including the main house, tank house, and milk house, preceded by relevant historic structure reports.
- Implementation of management strategies for the protection and preservation of historic landscape features within the eligible rural historic landscape district.

I. INTRODUCTION

1.1 Background

The Carrington Property (Property) totals approximately 335 acres on the Sonoma County coast, approximately four miles north of the community of Bodega Bay. Situated east of State Highway One at Coleman Valley Road, the former ranch is characterized by open coastal prairie, rolling hills, mature trees and ranch buildings, with spectacular views of the coastline and Pacific Ocean.

Because of its location, scenic vistas, open space, natural resources, and potential for recreational access, the Carrington Property was purchased in 2003 by the Sonoma County Agricultural Preservation and Open Space District (SCAPOSD). The mission of the SCAPOSD is to "permanently preserve the diverse agricultural, natural resource and scenic open space lands of Sonoma County for future generations." To this end, the District conserves greenbelts between cities, farmland, biological resources, wildlife habitat, and land for public recreation. The purchase of the Carrington Property was made to "assist local, regional, State and Federal agencies and non-profit partners in establishing parks and preserves which protect Sonoma County's unique natural habitats, scenic areas and other open space resources of regional importance."

The SCAPOSD has been working cooperatively with the California Department of Parks and Recreation (State Parks), and plans to transfer title to the State in 2006 for inclusion into the Sonoma Coast State Park. Following the title transfer, the SCAPOSD will retain a conservation easement on the Property.

It is the goal of State Parks and the SCAPOSD to make the Carrington Property available for public access and enjoyment as soon as possible, consistent with sound resource management. Through a grant provided by the California Coastal Conservancy and other matching funds, the SCAPOSD, non-profit LandPaths, and State Parks have worked cooperatively on site clean-up, building security and planning for the Property. These actions have allowed the SCAPOSD to open the Property for public use during guided tours conducted by its non-profit partner, LandPaths. SCAPOSD and LandPaths plan to continue this level of public access until transfer to the State takes place.

1.2 Immediate Public Use Facilities Plan Purpose

Once transfer of title to the Carrington Property is completed, it is the goal of State Parks to make the Property available for public use at the earliest opportunity, consistent with good planning and sound resource management.

State Parks is required by statute to have an adopted General Plan or interim plan in place before any form of public use or development can occur on the new acquisition (Public Resources Code Section 5002.2). Long-range plans for the Carrington Property are identified in the Sonoma Coast State Park General Plan. Short term planning is needed to provide immediate public use and facilities development. "Immediate public use facilities" may include any form of site modification such as trails, parking lots, restrooms, gates, interpretation, signage, or other facilities that support the immediate public use of park lands without restricting future, long-range options for conservation, use or development on the property. Immediate public use facilities are subject to environmental review and permitting.

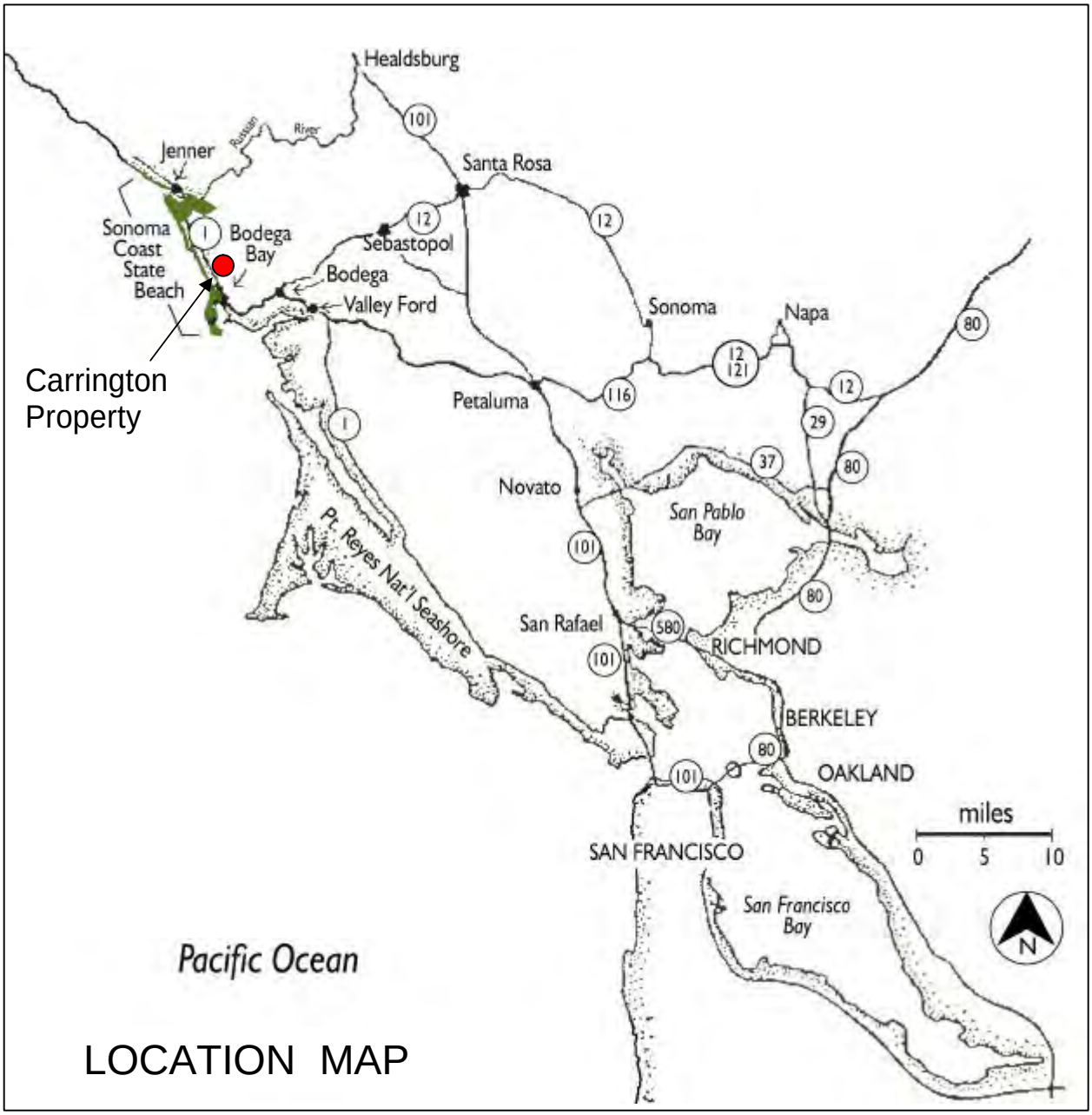
This "Immediate Public Use Facilities Plan" (IPU Plan) will serve as the planning document to guide short term proposals to facilitate immediate public use. This IPU Plan will identify appropriate public uses, support facilities and operational practices that will facilitate public access to and enjoyment of the Carrington Property. This IPU Plan will also make additional recommendations aimed at fulfilling medium range objectives toward meeting General Plan goals.

The IPU planning process consists of several steps, including information and data-gathering, plan input, evaluation of alternatives, project selection, environmental review, and permitting. This IPU Plan outlines information that is known about resources on the property, outlines evaluation criteria, identifies and evaluates IPU alternatives considered and makes recommendations for implementation. The final decision on implementation rests with State Parks managers and is contingent upon the transfer of title, IPU Plan approval, environmental review, permit approvals, and funding availability.

2. PHYSICAL SETTING

2.1 Location & Boundaries

Located on the Sonoma Coast approximately four miles north of the community of Bodega Bay, the Carrington Property (Property) consists of 334.9 acres at the junction of State Highway One and Coleman Valley Road (see Figure 1-1). Situated inland of Sonoma Coast State Park, the Property is bounded on the west by the State Beach and State Highway One, on the north by private property and Marshall Gulch, on the east by privately owned property, and on the south by private property and Salmon Creek.



SOURCE: Sonoma Coast State Beach Draft General Plan 2006 - EDAW

FIGURE 1-1

2.2 Climate

Climate has a strong influence on both natural resources and recreational opportunities on the Carrington Property. Sonoma County has a Mediterranean climate with moderate temperatures, wet winters and typically dry summers. The climate along the coast is heavily influenced by the Pacific Ocean, which brings summertime fog, low clouds, winter storms, and seasonally variable winds. Summer temperatures are mild (average 64º F),

with frequent low clouds and fog that provide important moisture to vegetation during the dry season. Prevailing summer winds are from the northwest, averaging 10 to 15 miles per hour, with gusts as high as 50 to 60 miles per hour. Winter storms often batter the coastline with strong, moisture-laden, southerly winds. These winter storms, from November through April, account for nearly all the average annual rainfall, which varies between 30 and 38 inches. Winter temperatures are moderate, with averages ranging from highs in the 50's to lows in the 40's. (DPR, 2006)

2.3 Topography

The Property consists primarily of gently sloping marine terraces that rise from west to east, with a row of hills along the eastern boundary having moderate to steep slopes. The land slopes down along the southern boundary, where Salmon Creek cuts through the marine terrace. Elevations vary from near sea level at Salmon Creek to a maximum of 480 feet along the eastern boundary. (CRP, 2004a)

2.4 Geology

Located just east of the San Andreas Fault on the North American Plate, the geology of the Carrington Property is primarily influenced by extensive thrust faulting, where the Pacific Plate is thrust ("subducted") underneath the North American Plate. The result is a complex mixture of volcanic, sedimentary and metamorphic rock, known as the Franciscan formation, overlain by a layer of marine terrace deposits along the west side of the property. The Franciscan complex includes a mixture (mélange) of resistant rock types embedded in a matrix of sheared or pulverized rock. Common rock types include greywacke sandstone, shale, chert, greenstone, limestone and others. Scattered Franciscan bedrock outcrops are exposed on the hills along the eastern boundary and in the marine terrace deposits, suggesting these marine deposits are relatively thin. (DPR, 2006)

No active faults have been recorded on the Property, although the San Andreas Fault, which lies to the west, is historically active. Along Salmon Creek, liquefaction potential of the marine terrace is considered "hazardous" in the event of seismic activity, and the Salmon Creek estuary is susceptible to tsunami wavers greater than 20 feet. Numerous landslides are present, primarily along hillside slopes over 30% and gullies. (CPR, 2004a)

2.5 Soils and Erosion

The Sonoma County Soil Survey (USDA, Soil Conservation Service, 1972) classifies soils of the Property into six soil map units: Kneeland loam: 5-9% slopes, Kneeland loam: 30-50% slopes, Kinman-Kneeland loam: 30-50% slopes, Rohnerville loam: 0-9% slopes, Rohnerville loam: 9-15% slopes, and Tidal marsh. (CRP, 2004a)

A map of soil types on the property is included in Appendix A. The majority of the soil on the property is suited to range and/or pasture. The Rohnerville loams, formed from weathered, soft sandstone, are located on the marine bench terraces on the western portion of the Property. The Kneeland loams, located on the uplands, are well drained

and underlain by hard sandstone. Seepage is common on the lower toe slopes of areas made up of Kinman-Kneeland loam. On slopes of 30 to 50 percent, runoff is rapid and potential for erosion is high. The soils within the tidal marsh associated with Salmon Creek are extremely wet or under water for much of the year. (CRP, 2004a)

2.6 Hydrology

The largest watercourse on the Property is Salmon Creek, along the southern boundary, which drains a 34 square mile watershed. (See aerial photo, Appendix B. Drawing 2-Cultural.) This salmonid-bearing perennial creek transitions to a tidewater estuary as it flows to the southwest. Along the northern property boundary, Marshall Gulch is a perennial spring-fed drainage that flows from the northeast. Several other spring-fed drainages flow across the Property, generally following the slope from northeast to southwest. Significant erosion gullies are associated with some of these drainages. One of the springs has been developed as a water supply for the Property. (DPR, 2006)

2.7 Scenic Character and Viewsheds

Given the general lack of tall vegetation and subtle topography of the property, much of the property is within the viewshed of Highway One. Viewshed is defined here as areas that are visible form any given location or point. Viewsheds can vary depending on the position and orientation of the viewer. With the dramatic views inherent along the coastline, much of the focus towards viewsheds is directed towards the ocean and rugged coastal bluffs. Complementing this is the backdrop formed by open coastal terraces and ridge line formations to the east. The combination and variety of views in the immediate area provide strong visual character to a highly scenic area. At the Property, this visual character is further defined by Cypress tree windbreaks and glimpses of the historic ranch house. These historic elements help define the overall scenic character. The fact that the Property is highly scenic translates to an increased sensitivity to aesthetic values.

3. BIOTIC RESOURCES

3.1 Vegetation & Wildlife

The Property was surveyed for the SCAPOSD in 2004 by Circuit Rider Productions to characterize and map habitats using the California Wildlife-Habitat Relationships System (California Department of Forestry, 1988). In addition, a detailed floristic analysis was made for the proposed trail areas (*Carrington Property Proposed Trail Alignment Floristic Survey Draft,* June 2004, Circuit Rider Productions).

The following discussions of Vegetation and Wildlife and Special Status Species are taken from the *Carrington Property Baseline Summary 2004*, by Circuit Rider Productions (CRP, 2004a pages 5-10). Some material was added based on recent State Park Staff surveys, including the Scrub Shrub Wetland.

A variety of habitats were characterized including Perennial Grassland, Wet Meadow, Fresh Emergent Wetland, Saline Emergent Wetland, Estuarine, Northern Coastal Scrub, Valley Foothill Riparian, Eucalyptus, and Monterey Cypress.

Annual Grassland

Although annual grasses occur throughout the Property, they become dominant under more xeric conditions found on southern exposures and at higher elevations, steep slopes prone to erosion, and other disturbed areas adjacent to structures on the Property. Large areas of Annual Grassland habitat are limited within the Property, occurring on the slopes and ridge tops of the southeastern portion and on the dry, south-facing slope above Salmon Creek. Although native grasses such as needlegrass (*Nasella sp*.) and tufted hairgrass (*Deschampsia cespitosa ssp. holciformis*) were present, this habitat is dominated by non-native annuals. Following is a list of dominant species:

COMMON NAME:	SCIENTIFIC NAME:
Hedgehog Dogtail Grass	*Cynosurus echinatus*
Slender Wild Oat	*Avena barbata*
Silver European Hairgrass	*Aira caryophyllea*
Quaking Grass	*Briza maxima*
Ripgut Grass	*Bromus diandrus*
Perennial Wildrye	*Lolium perenne*
Six Weeks Brome	*Vulpia bromoides*
Dwarf Plantain	*Plantago erecta*
Pale Flax	*Linum bienne*
English Plantain	*Plantago lanceolata*

Perennial Grassland

The Perennial Grassland habitat type within the Property is often referred to as coastal prairie. In general, this habitat is quite diverse and varies with respect to elevation, aspect, soil moisture, and historical usage. South of Coleman Valley Road, Perennial Grassland is co-dominant with Wet Meadow habitat. However, north of Coleman Valley Road, Perennial Grassland habitat is more extensive, due to differences in soil moisture and possibly the historical grazing patterns cited by Philip Northen (Northen, 1996). On the steep inland slopes of the Property's southern portion, there are extensive burrows of the badger (*Taxidea taxus*). The presence of badger burrows is an indicator of the high quality of these grasslands (Northen, 1996).

This habitat type is dominated by perennial grasses and native wildflowers interrupted by assemblages of large herbaceous plants growing together in clumps that protect them from on-shore winds. Perennial Grassland intergrades with Annual Grassland, Wet Meadow, and Northern Coastal Scrub throughout the Property. Following is a list of perennial grasses and herbaceous plants that are abundant in this habitat:

COMMON NAME:	SCIENTIFIC NAME:
Tufted Hairgrass	*Deschampsia cespitosa ssp. holciformis*

Common Velvet Grass	*Holcus lanatus*
California Brome	*Bromus carinatus*
Perennial Wildrye	*Lolium perenne*
Needlegrass	*Nasella spp.*
Rough Cat's-Ear	*Hypochaeris radicata*
Blue-Eyed Grass	*Sisyrinchium bellum*
Bracken Fern	*Pteridium aquilinum var. pubescens*
California Blackberry	*Rubus ursinus*
Coyote Brush	*Baccharis pilularis*
Douglas Iris	*Iris douglasiana*
Hedge Nettle	*Stachys ajugoides var. rigida*
Ithuriel's Spear	*Triteleia laxa*
Miniature Lupine	*Lupinus bicolor*
Sheep Sorrel	*Rumex acetosella*
Birdfoot Trefoil	*Lotus corniculatus*
Yarrow	*Achillea millefolium*

Wet Meadow

Wet areas of the Property range from Wet Meadows to Fresh Emergent Wetlands. Extensive Wet Meadow habitat is located throughout the western half of the Property, with drainages and springs creating seasonal to permanent wetlands. Wet Meadow soils, although they have little or no standing water, have a slow rate of permeability and are colonized by "facultative wetland plants", defined by the US Army Corps of Engineers as "plants that occur in wetlands 67%-99% of the time" (www.charttiff.com, 1988). Wet Meadows are dominated by the following facultative wetlands plants:

COMMON NAME:	SCIENTIFIC NAME:
Coyote Thistle	*Eryngium armatum*
California Oatgrass	*Danthonia californica var. californica*
Tufted Hairgrass	*Deschampsia cespitosa ssp. holciformis*
Common Velvet Grass	*Holcus lanatus*
Meadow Barley	*Hordeum brachyantherum ssp. brachyantherum*
Blue-Eyed Grass	*Sisyrinchium bellum*
California Buttercup	*Ranunculus californicus*
Pinnate-Leaved Lotus	*Lotus pinnatus*
Rush	*Juncus sp.*
Sedge	*Carex sp.*
Changing Forget-Me-Not	*Myosotis discolor*
Scarlet Pimpernell	*Anagallis arvensis*
Variegated Clover	*Trifolium variegatum*
Little Quaking Grass	*Briza minor*

The following species were also abundant, although they are designated as "upland" species:

COMMON NAME:	SCIENTIFIC NAME:
Sheep Sorrel	*Rumex acetosella*
Hairy Wood Rush	*Luzula comosa*
Sun Cup	*Camissonia ovata*
English Plantain	*Plantago lanceolata*

Fresh Palustrine Wetland

Fresh Palustrine Wetlands on the Property vary in size and permanence. This habitat occurs along a large drainage area from a spring originating east of the Property boundary, and to a smaller extent with seasonal drainages and springs that occur at rock outcrops and at the base of hills. Soils adjacent to active springs were still saturated in late summer, whereas the smaller drainages receiving subsurface or surface flow of water in the winter dry out by summer (Northen, 1988). Although the character of these wet areas was unique in each case, the overall habitat can be defined within the Fresh Palustrine Wetland habitat type.

The presence of a variety of "obligate wetland plants" (OBL) indicates that a continuous and steady source of water is present either above or below ground during all seasons. The US Army Corps of Engineers defines obligate wetland plants as those occurring almost always (>99% of the time) in wetlands (USACOE Wetlands Delineation Manual, 1987). "Facultative wetland plants" (FAC) also occur abundantly in this habitat. The following is a list of commonly found plants, along with their wetland designation in parentheses (www.charttiff.com, 1988).

COMMON NAME:	SCIENTIFIC NAME:
Rush	*Juncus spp.* (FACW)
Brownhead Rush	*Juncus phaeocephalus var. phaeocephalus* (FACW)
Dense Sedge	*Carex densa* (OBL)
Carex	*Sedge spp.* (OBL)
Flatsedge	*Cyperus eragrostis*
Pacific Potentilla	*Potentilla anserina ssp. pacifica* (OBL)
Seep Monkeyflower	*Mimulus guttatus* (OBL)
Naked Plantain	*Plantago subnuda* (FACW)
Spikerush	*Eleocharis sp.* (OBL)
Pennyroyal	*Mentha pulegium* (OBL)
Horsetail	*Equisetum sp.* (FAC)
Lady Fern	*Athyrium filix-femina var. cyclosporum* (FAC)
Brass-Buttons	*Cotula coronopifolia* (FAC)
Flatsedge	*Cyperus eragrostis* (FACW)
Birdfoot Trefoil	*Lotus corniculatus* (FAC)
Water Parsley	*Oenanthe sarmentosa* (OBL)
Western Buttercup	*Ranunculus occidentalis* (FACW)
American Brooklime	*Veronica Americana* (OBL)

Scrub Shrub Wetland

The Scrub-Shrub Wetland Classification includes areas dominated by woody vegetation less than 6 m (20 feet) tall. The species include true shrubs, young trees, and trees or shrubs that are small or stunted because of environmental conditions. This type of wetland may represent a successional stage leading to Forested Wetland, or they may be relatively stable communities (Cowardin). Scrub Shrub wetlands on the Property are located on the northern side of Coleman Valley Road and are characterized by similar plants as in the Northern Coastal Scrub habitat. Several species which are not wetland plants have a dominant presence, such as *Baccaris pilularis* and *Rhamnus californica.* However, the areas are characterized by the presence of facultative and obligate wetland plants. The following is a list of commonly found plants, along with their designation in parentheses:

COMMON NAME:	SCIENTIFIC NAME:
California Blackberry	*Rubus ursinus* (FACW)
Sedge	*Carex* ssp. (OBL)
Western Buttercup	*Rununculus californica* (FAC)
Hedge Nettle	*Stachys ajugoides* (OBL)
Tufted Hairgrass	*Deschampsia cespitosa* (FACW)
Rush	*Juncus* ssp. (FACW)

Saline Emergent Wetland

Saline Emergent Wetland is associated with the Salmon Creek estuary just upstream from the Highway One crossing. This habitat could not be accessed so that plants could be closely identified, although it is apparent that this habitat is dominated by cattails (*Typha sp.*), and tule (*Scirpus sp.*). An open water area surrounds a mudflat that is frequently visited by great blue heron (*Ardea herodias*) and great egret (*Ardea alba*), as well as various nesting waterfowl.

Estuarine

Salmon Creek is periodically flooded by tidal seawater that is diluted by the flowing fresh water, creating estuary habitat defined mostly by active channel aquatic plants. The terrestrial plant community along Salmon Creek estuary is comprised of species found in the Valley Foothill Riparian habitat type, as well as species that were not encountered elsewhere:

COMMON NAME:	SCIENTIFIC NAME:
Wax Myrtle	*Myrica californica*
Ninebark	*Physocarpus capitatus*
Red Alder	*Alnus rubra*
Willow	*Salix sp.*
Red Elderberry	*Sambucus racemosa var. racemosa*
California Blackberry	*Rubus ursinus*
Twinberry	*Lonicera involucrata var. ledebourii*

Mugwort	*Artemisia douglasiana*
Watercress	*Rorippa nasturtium-aquaticum*
Horsetail	*Equisetum sp.*
Tule	*Scripus sp.*

Northern Coastal Scrub

Northern Coastal Scrub ranges from patchy prostrate shrubs surrounded by grassland to a dense, continuous cover of over-story shrubs with an herbaceous understory. This habitat intergrades with the Perennial Grassland of the Property's northern portion. A list of commonly occurring species follows:

COMMON NAME:	SCIENTIFIC NAME:
Coyote Brush	*Baccharis pilularis*
California Coffeeberry	*Rhamnus californica ssp. californica*
California Blackberry	*Rubus ursinus*
Blue Blossom	*Ceanothus thyrsiflorus*
Poison Oak	*Toxicodendron diversilobum*
Bush Monkey Flower	*Mimulus aurantiacus*
Oceanspray	*Holodiscus discolor*
Needlegrass	*Nasella spp.*
California Oatgrass	*Danthonia californica var. californica*
Perennial Ryegrass	*Lolium perenne*
Blue Wildrye	*Elymus glaucus*
Pacific Reed Grass	*Calamagrostis nutkaensis*
Cow Parsnip	*Heracleum lanatum*
Coyote-Mint	*Monardella villosa ssp. franciscana*

Valley Foothill Riparian

Well developed riparian vegetation is present at the northern end of the Property along Marshall Gulch and at the southern end along Salmon Creek. Large willows dominate the overstory of these riparian corridors and a diversity of shrubs and herbaceous plants are present as well. A fairly narrow corridor of riparian vegetation is also associated with a spring-fed creek adjacent to Coleman Valley Road, in which Monterey Cypress forms the dominant overstory vegetation. The following species are found in the Valley Foothill Riparian Habitat on the Property.

COMMON NAME:	SCIENTIFIC NAME:
Arroyo Willow	*Salix lasiolepis*
Monterey Cypress	*Cupressus macrocarpa*
Red Elderberry	*Sambucus racemosa var. racemosa*
Salmonberry	*Rubus spectabilis*
Twinberry	*Lonicera involucrata var. ledebourii*
Himalayan Blackberry	*Rubus discolor*
Stinging Nettle	*Urtica dioica ssp. holosericea*

Lady Fern	*Athyrium filix-femina var. cyclosporum*
Sword Fern	*Polystichum munitum*
Horsetail	*Equisetum sp.*
Poison Hemlock	*Conium maculatum*
Cow Parsnip	*Heracleum lanatum*
California Figwort	*Scrophularia californica*
California Man-root	*Marah fabaceus*

Eucalyptus and Monterey Cypress

Both eucalyptus and Monterey cypress trees on the Property have been artificially established and do not produce distinct plant communities. Large eucalyptus trees occur near the Property structure driveways off of Coleman Valley Road and appear to be encroaching on existing riparian vegetation. Moderate sized trees occur along a small spring-fed drainage in the northern portion of the Property, where numerous eucalyptus saplings are successfully sprouting because of increased soil moisture. The allelopathic nature of eucalyptus and litter decomposition often prevents the establishment of any significant shrubby understory. Eucalyptus habitat present on the Property forms single-species thickets with understory remnants of Northern Coastal Scrub, Perennial Grassland, and Wet Meadow species.

A large ring of planted Monterey cypress occurs near the structure to the south of Coleman Valley Road. Monterey cypress compose a significant part of the overstory of Valley Foothill Riparian habitat along the Coleman Valley Road drainage, and smaller trees are present along the old driveway leading from Highway One to the house.

Even though eucalyptus and Monterey cypress are not native to Sonoma County, wildlife has come to depend on them. Both stands may be used by wintering monarch butterflies (Northen, 1996) and are likely to support nesting birds. A red-shouldered hawk (*Buteo lineatus*) was encountered in the Monterey cypress grove on various site visits, and a family of mule deer (*Odocoileus hemionus*) was also seen on multiple occasions foraging in the sheltered meadow beneath the Monterey cypress.

3.2 Special Status species

Salmon Creek has one of the largest populations of the endangered freshwater shrimp (*Syncaris pacifica*) in Sonoma County (University of California, Berkeley, 1983). The federally listed threatened steelhead trout (*Oncorhynchus mykiss*) and coho salmon (*Oncorhynchus kisutch*) spawn in Salmon Creek during the winter. The rare yellow larkspur (*Delphinium luteum)* has been identified in the vicinity of Salmon Creek (University of California, Berkeley, 1983), and showy Indian clover (*Trifolium amoenum*), a species previously believed to be extinct, was identified east of the Property (Northern, 1999).

The *Sonoma Coast State Park Final General Plan and Environmental Impact Report* contains further discussion on Special Status plant and wildlife species (DPR, 2007). This information contains data on species known to occur, and with potential to occur, at Sonoma Coast State Park.

4. CULTURAL RESOURCES

4.1 Pre-History

An archeological survey of the project area (Steen & Origer, 2006) provided the following information.

At the time of European settlement, the study area was included in the territory of the Southwestern (Kashaya) Pomo, which extended south as far as Salmon Creek. Evidence suggests the site may have been shared with the Western (sometimes referred to as the Bodega) Miwok, a dialectic subgroup of the Coast Miwok, whose territory may have extended as far north as Duncan's Point or the Russian River.

The study area and its surroundings provide a coastal environment that could have supported a variety of marine and terrestrial resources. The presence of these natural attributes suggests that the area would have been a desirable place for human habitation, and or obtaining plant and animal resources.

Archival research found no recorded archeological resources and no ethnographic sites reported within the study area. An archeological field survey of the project area found no evidence of prehistoric archeological resources.

4.2 History

Unless otherwise indicated, the following information is derived from a historical survey of the property conducted for this project (Roland, 2006).

European exploration of this region of the Sonoma Coast began as early as 1575, although historical settlement did not occur until after 1800 (Steen & Origer, 2006). The earliest ownership records indicate today's "Carrington Ranch" was part of the Rancho Bodega land grant, awarded by the Mexican government in 1845. With the influx of Anglo settlers following the gold rush in the 1850s, tenants and squatters began to settle on the rancho lands. After an unsuccessful attempt to evict the squatters resulted in an uprising known as the "Bodega Wars", parcels of rancho land were sold off during the 1860s. The region became well known for potatoes production and later, in the 1870's, as a dairy farming region, primarily exporting butter via the maritime route from Bodega Harbor to San Francisco.

In 1862 two parcels were created from the Rancho Bodega lands north of Salmon Creek in the vicinity of "the horse trail to Irish Hill" [Coleman Valley Road]. The southern parcel (200 acres) was sold to the Stumpf (a.k.a. Stump) family, and the northern parcel (161 ¾

acres) to the Daugherty (a.k.a. Dougherty) family. Both families lived and worked on the land until the mid-late 1870s.

In 1877, both holdings were combined and the two parcels were purchased by John Genazzi, a Swiss immigrant dairy farmer with a large family including a wife, five children and a niece. Members of the Genazzi family owned and operated a dairy farm on the property from 1877 until the late 1940s, when the dairy closed and the land was sold to the Sonoma Title Guarantee Company. Subsequently, ownership was transferred to the Carrington family. The Carringtons did not reside on the property, but leased the land for ranching and residential use until it was sold in 2003 to the Sonoma County Agricultural Preservation and Open Space District.

4.3 Historic Buildings and Landscape Features

South of Coleman Valley Road the property is characterized by a number of buildings and landscape features dating from the late 19th and early 20th Centuries. The buildings and landscape features present a fairly complete picture of a small family farm. This farm originated in the early settlement period of the Sonoma Coast and continued through WWII. Together, the architecture, land use, spatial organization, circulation, and vegetation give the property a distinctive character reflective of the ranching history in Western Sonoma County (Roland, 2006).

If a historical property is determined significant and meets certain criteria, it is eligible for listing in the California Register of Historical Resources (State) and/or the National Register of Historic Places (Federal). Many of the buildings and surrounding landscape appear to be eligible for listing as a rural historic landscape district in the California Register of Historical Resources. The main ranch house also appears to be individually eligible for the National Register of Historic Places. Unless noted otherwise, the following features are contributors to the eligible rural historic landscape district.

Figure 4-1. Main House (front)

Main House(circa 1860 or earlier)— The main house (farmhouse) is located at the top of a knoll at the terminus of a dirt entry road (driveway). The house, which faces west toward the Pacific Ocean, is a two-story, rectangular building of the vernacular I-house form with a series of rear-shed additions. The house has a gabled roof, modest overhangs on both the eave and gable ends, and a corbelled brick chimney piercing the roof on the south end. The single-wall wood construction is clad with clapboard. The west (front) elevation is symmetrically

organized with two centrally-located doors (one upper and one lower story), each flanked by two double-hung six-over-six windows. Four symmetrically placed six-over-six windows are found on the north and south elevations. One window on the upper story of the south wall has been modified into a door opening which provided access to a later building addition, which has since been removed. Several rear shed additions, dating from various periods, have been added to the east side of the building.

The main house has been uninhabited for years and has suffered from water penetration, vandalism and the absence of heat. The rear shed additions are in very poor condition, with a severely sagging roof. The house may have some structural deficiencies as a result of some of the later alterations. At this time a Conditions Assessment report is being prepared for the main house and tank house that will identify the steps/costs for stabilization and mothballing of the two buildings. In addition, the report will provide recommendations for treatment options for various adaptive uses of the main house. Adaptive use or reuse of the main house will not be considered until the results of that report are available.

Figure 4-2. Main House (rear)

Figure 4-3. Tank House

Tank House (circa 1870)—The tank house is located near the northeast corner of the main house. It is square in plan with pier footings set in the ground and a wood frame structural system. The roof is hipped with enclosed rafters and wood shingle cladding. Windows on the north and west upper elevations are six-over-six double hung. The structure is clad with wide channel rustic siding. The original structure has been modified, possibly for residential use in the 1960s and 1970s. Falling limbs have collapsed what appears to be a later addition that connected the Main House with the Tank House. A Conditions Assessment report is being prepared that will evaluate and make recommendations for stabilization and mothballing of the structure.

Figure 4-4. Carpenter Shop

Carpenter Shop (circa unknown)— A rectangular wood frame building located southeast of the main house was once used as a carpenter's shop (workshop). The building has a shed roof of moderate slope and a variety of windows which appear to have been salvaged from other buildings or structures. Entry to the building is located on the west side, with double wide doors that may have been taken from a store or other commercial structure. Cladding is vertical board with some battens. A more recent plywood addition on the north side of the building, with a large exterior sliding door on the west side, probably served as a garage and workshop.

Figure 4-5. Poultry House

Poultry House (circa unknown)— Southeast of the main cluster of buildings (above), the poultry house is a typical building of its type. It is a low, horizontal wooden structure with a rectangular plan set on a slightly elevated post and pier foundation. The front gable roof is slightly overhung on the gable ends. The wood frame construction is clad with board and batten, with an interior plank floor. The building has been modified for residential use with the addition of interior walls and exterior door and window modifications. There are currently several doors and window openings, including a more recent aluminum sliding door on the south elevation.

Figure 4-6. Milk House and Cypress Windbreak

Milk House (circa 1930)—Northeast of the main house, near Coleman Valley Road, a milk house is located next to the remains of a large, collapsed wooden dairy barn. The house is set on a concrete foundation, with the lower half of walls constructed of cast-in-place concrete, and the upper half from wood framed and wood sided walls. The wood roof gables have a slight overhang. Offset entry doors are located on the front and rear (west and east) elevations. The front elevation has six-light fixed windows.

Three types of landscape features are interwoven with the historic structures, adding to the richness of the rural vernacular landscape. They are the entry road, Cypress windbreaks, and enclosed pasture.

Figure 4-7. Entry Road & Cypress Trees

Entry Road (circa 1870)—A single-lane dirt road (driveway) connects the main house with Highway One to the west. A modern aluminum gate is located at the junction with Highway One.

Cypress Windbreaks (circa 1910-1920)—Four primary windbreak features are found on the property, two to the south and two to the north of Coleman Valley Road.

South of Coleman Valley Road, the entry road to the main house is lined with Monterey Cypress trees. The few mature trees are the remnants of a “Cypress allee” windbreak that once lined the north side of the road. Since the cessation of livestock grazing, a growing number of younger trees have become established in the area, creating a “Cypress forest.”

Figure 4-8. Enclosed Pasture and Cypress Windbreak

East of the main house complex, a larger windbreak of Monterey Cypress forms a nearly complete circle. This circular windbreak encloses a pasture area and shelters the majority of the farm buildings. Like the windbreak along the entry road, this landscape feature has not been maintained. Many mature trees have died and fallen to the ground. A few dead trees remain standing. Fallen limbs litter the ground around the tree trunks, and young Cypress seedlings have become established throughout the area.

The *pasture (circa 1910-1920)* area within the circular windbreak is an open grassland roughly bisected by an east-west seasonal drainage that is bordered by partial wetlands. Since the cessation of livestock grazing, young Monterey Cypress have encroached into the open pasture from the surrounding Cypress windbreak.

Figure 4-9. Monterey cypress windbreak features

On the north side of Coleman Valley Road, a single row of wide-spaced Monterey Cypress lines the roadway for approximately one-quarter mile east of Highway 1. Most of these trees lean over and shade the roadway. New seedling growth and accumulated branch debris is virtually absent under this feature.

The fourth windbreak is a linear feature on the north side of Coleman Valley Road. This row of mature Monterey Cypress extends roughly

north-south, parallel to the base of a hill. Extensive seedling growth has occurred around this feature, possibly due to the presence of high soil moisture.

Figure 4-10. Springhouse (cistern)

Springhouse (cistern) (circa - early to mid 20th cent) -- Southeast of the ranch house is a spring with a concrete cistern (approx. 7ft x 10ft) enclosed by a roughly constructed, flat-roofed wood structure. This developed spring provided water to the farmstead and was an integral part of the complex. Based on building materials, the spring was developed in the early to mid 20th Century. It is likely that the spring provided water to the Stump (house site just southeast of spring) and Dougherty (Carrington Ranch House) properties during the late 19th Century.

Other Structures (non-contributing) - North of Coleman Valley Road, at the end of a short dirt driveway, is a cluster of ranching out buildings and structures apparently constructed after the closure of the dairy farm. These structures, which include a vandalized mobile home, wooden sheds, corrals and fences, are not considered to be historically significant and are scheduled for removal.

The historical evaluation performed on this property was limited to buildings and obvious landscape features. Other elements of historical significance may exist in the areas surrounding previously identified structures, such as trash pits and barn ruins. To determine if there are additional historical resources present, it is recommended that a historical archaeological survey be undertaken. Historical archaeology can yield evidence of ground based elements such as building sites, roads/paths, and buried historical features. Features of this nature can contribute a great deal to understanding the complete historical picture.

4.4 Rural Historic Landscape

A rural historic landscape is defined by the National Park Service as "*a geographic area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that posses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features*." (Burnbaum, 1994)

In 1981 the ranch complex associated with the Genazzi dairy farm (referred to as the Carrington Ranch) was declared Sonoma County Historic Landmark No. 120.

In 2006 a historical survey conducted for this project concluded that what remains of the dairy ranch complex appears eligible for listing on the National Register of Historic Places and California Register of Historical Resources as a Rural Historic Landscape District. The buildings and landscape features together present a fairly complete picture of a small family dairy farm that originated early in the settlement of the Sonoma Coast and continued in operation through World War II. This was the period in which dairy farming was most significant to the Sonoma County agricultural economy. The ranch complex embodies aspects of architecture, land use, spatial organization, circulation, and vegetation that give a distinctive character and reflect the history of ranching in Western Sonoma County.

The dairy ranch complex is considered eligible for listing under two criteria: Criterion A/1, association with events or patterns important in history (breakup of the large Mexican ranchos and establishment of small family farms in Western Sonoma County), and Criterion C/3, embodies the distinct characteristics of a type or region (a 19th and early 20th Century working dairy farm in the Sonoma County area). The main house is also considered individually eligible under Criterion C/3 because it embodies the distinctive characteristics of the vernacular I-house architectural form.

The 2006 historical survey concludes that the main house, tank house, milk house, carpenter's shop, poultry house, entry road, enclosed pasture, and Cypress windbreaks (along the entry road and encircling the pasture) are all significant contributors to a rural historic landscape district (see Appendix B. Drawing 2-Cultural Features). A subsequent survey in 2007 found the cistern/springhouse to be an additional contributing factor. Within the eligible district boundaries, the remains of the collapsed dairy barn, fences, and corrals belong to the period of significance (1862-1945), but they do not possess sufficient integrity to be considered contributing elements that meet the register standards. However, these features of the ranch may qualify for listing under Criterion D and should be separately evaluated within a historical archeological context. The outhouse is within the boundaries of the district, was built around 1960, and is a non-contributor. Other structures or features located outside of the district boundaries which were evaluated as lacking historical significance are the mobile home, sheds and fencing north of Coleman Valley Road.

5. INFRASTRUCTURE & SERVICES

5.1 Transportation and Access

Transportation Modes—The vast majority of the park's 3 million annual visitors travel to and from Sonoma Coast State Park by automobile. A small minority utilize bicycles for transportation to and from the park, while fewer still arrive on foot. Very limited public transportation is available in the form of bus service.

Regional Roadways—State Highway One (HWY 1), which traverses the length of the Sonoma Coast, is the main north-south roadway serving the Sonoma Coast State Park. The Carrington property lies adjacent to HWY 1 north of Bodega Bay.

In Sonoma County, HWY 1 is a conventional two-lane highway with substandard widths and significant horizontal and vertical curvature. The accident rate along this segment of HWY 1 is higher than the State-wide average. Vehicular trips are largely recreational in purpose. Severe traffic congestion may occur during periods of high recreational activity (weekends, holidays). A planning report prepared by Caltrans (Route Concept Report Summary for HWY 1, 1985-2005) recommends shoulder widening, improvements at intersections with major access points (e.g., left turn lanes), additional parking facilities and prohibition of all but emergency parking along this segment of HWY 1. (DPR, 2006)

All future improvements to HWY 1, including driveway connections, must be designed according to the agency's Highway Design Manual, which addresses structural integrity, drainage, safety and a number of other issues. An encroachment permit from Caltrans may also be required for any driveway connection improvements. (DPR, 2006)

Major regional east-west roadways that provide access to this portion of the Sonoma Coast are State Highway 12 (HWY 12), which intersects HWY 1 south of Bodega Bay, and State Highway 116 (HWY 116) which intersects HWY 1 at the Russian River near the community of Jenner. Both of these roadways provide connection to U.S. Highway 101, at Santa Rosa and Petaluma, respectively. Other major roadways providing access to the Bodega Bay area are Bodega Highway and Petaluma-Valley Ford Road, which also provide connections to U.S. 101 at Santa Rosa and Petaluma, respectively.

Local Roadways—Coleman Valley Road is a minor County road that connects the community of Occidental with the coast and provides access for residents in the area. The road terminates on the east at the Bohemian Highway (HWY 116) in Occidental, and on the west at HWY 1 at the Carrington property. The two-lane road has substandard widths and an uneven road surface, with significant horizontal and vertical curvature. Metal cattle guards are installed across the roadway at various locations. Where the road passes through the Carrington property, the paved surface averages approximately 17 feet in width (Watt, 2006). Sonoma County retains a 50 foot wide road easement through the Carrington property for Coleman Valley Road. (Sonoma County, 2001a)

Bike Routes—Bicyclists usually travel to and from the Sonoma Coast State Park via State Highway 1 (HWY 1). State routes 1, 12 and 116 are designated Class III bikeways, on which cyclists share the road with pedestrians and motor vehicles (Sonoma County Outdoor Recreation Plan, 1989). The development and improvement of bikeways along these State Routes must be done in collaboration with Caltrans and/or the County. There is a collaborative effort underway between Sonoma County, Caltrans, and local organizations to improve bicycle access on HWY 1 and other local roads in the Bodega Bay area. (DPR, 2006)

Pedestrian Routes—State Highway One (HWY 1) serves as the main access route for traveling to and from the Sonoma Coast State Park. Pedestrians share the roadway

with motorized vehicles and bicycles. There is no dedicated pedestrian route and frequently there is no road shoulder available. Within the State Park unit, pedestrian paths of travel (hiking trails) are available between Goat Rock and Wright's Beach. There are currently no pedestrian trails on public or private lands in the vicinity of the Carrington property (DPR, 2006). However, Sonoma County currently holds a recorded irrevocable offer to dedicate (OTD) trail easement on the adjacent Collis Property. This has the potential to create pedestrian trail connections to lands east of the Carrington Property. This OTD trail easement corridor actually joins the Carrington Property in two locations. One will result in a potential future trail connection, while the other is not feasible at this time.

Since becoming public property, pedestrian access routes have been established at various locations on the property. These trails/routes currently serve as public access to a variety of features and vistas. Some of the trails proposed in this plan (see Section 10.4) will utilize elements of these existing routes.

Public Transportation— Two bus routes along Highway One (HWY 1) serve the Sonoma Coast State Park. The Mendocino Transit Authority Route 95 bus offers daily bus service along this section of HWY 1, with the nearest bus stop approximately four miles south in Bodega Bay. The Route 95 bus travels along HWY 1 between Point Arena and Bodega Bay, and continues on to Santa Rosa. The Sonoma County Transit system also offers once-daily bus service along HWY 1 on weekends for part of the summer months (early July to mid-September). The Route 29 bus serves communities along State Routes 116, HWY 1 and HWY 12 from Rio Nido in the north to Santa Rosa in the south, with stops near the Carrington property at Portuguese Beach and Salmon Creek. (DPR. 2006)

Site Access—Historically the main access to the dairy ranch was from the coast road (HWY 1), via a dirt entry road (driveway) leading to the main house complex. An internal access road diverged from the main entry road just inside the property boundary (gate), extending southeast to the poultry house area (Roland, 2006). Today the main entry road is in fair condition, although drainage and erosion problems exist. The access road to the poultry house area is in poor condition due to a lack of use and maintenance (culverts and drainage). Due to the intersection geometry and site distance issues, the historic main access from HWY 1 is not suitable for development as a public access point.

Along Coleman Valley Road two opposing dirt driveways provide access to the milk house/barn area on the south and mobile home complex on the north. The southern driveway currently provides access to a temporary parking facility (mowed grass area) west of the milk house. The temporary parking area is used during guided public tours or for maintenance activities. Metal gates along Coleman Valley Road mark the location of these driveways. A metal cattle guard installed across the roadway just east of the driveways crossing is a reminder of recent ranching activities. This access point has greater potential for improvement than that of the historic access from Highway One.

There are no connecting road links between features and structures that can be accessed from Highway One, and features and structures accessible from Coleman Valley Rd.

Topography and a seasonal drainage are barriers currently preventing road access between these two areas of the property.

5.2 Utilities

Utilities at the Carrington property include electric and telephone service, wastewater disposal, and water supply.

Electric Service—Pacific Gas and Electric Company (PG&E) provides service to the Carrington property. The company retains easements for electrical transmission lines, including poles along Highway One, Coleman Valley Road, and high voltage power lines along the eastern property boundary. (Sonoma County, 1939; Sonoma County, 1963). Both the main house south of Coleman Valley Road and the existing mobile home to the north had electric hookups in the past. While service has been disconnected, service poles are nearby.

Telephone Service—Telephone service to this area is provided by AT&T from telephone lines located along Highway One and Coleman Valley Road. The company holds an easement for telephone lines across the Carrington property, to be located on the electrical transmission poles (First American Title Insurance Company, 2003). Service has been provided in the past at both the main house and mobile home.

Wastewater Systems— Residential wastewater systems exist at the main house and existing mobile home site in some form, as evidenced by visible sewer line connections. The mobile home site contains a redwood tank and may have a leach field. The location and condition of any leach line are unknown. The main house contains a sewer pipe that extends underground. The location and condition of any septic tank and leach field are unknown. The potential for reuse or extension of these systems would require further study and evaluation.

Water Supply—The main source of water supply at Sonoma Coast SB is groundwater (via springs, seeps, wells, and infiltration galleries) and, to a lesser extent, surface creeks. Because of the underlying geologic formation, groundwater availability in the vicinity is generally limited. Well yields in the surrounding area usually are low and range from less than 1 gallon per minute (gpm) to at most 3.8gpm (<4 to 12.1gpm). These meager yields, however, may be sufficient for domestic purposes if water storage facilities of at least 1,000 gallons (3.78 cubic meters) are available (DPR, 2006). Where on-site water is not available, water is purchased and trucked in from outside the state beach (McKinney, 2006).

On the Carrington property, a spring southeast of the poultry house was developed to provide water for the ranch. A cement cistern over the spring is capped with a wood and aluminum cover**.** Plastic piping (1/2 inch) extends northwest from the spring toward the ranch complex.

Other Utilities—Propane is used for space and water heating at many facilities within Sonoma Coast State Park. Numerous purveyors of propane serve the Bodega Bay area.

5.3 Public Safety

A variety of emergency service providers serve different areas within the Sonoma Coast State Park. The Carrington property would be served by the following. (DPR, 2006)

Fire Protection—The California Department of Forestry and Fire Protection and the Bodega Bay Fire Protection District provide fire protection services in the Bodega Bay area, extending north to Wright's Beach.

Medical Aid—Emergency medical response is provided by numerous agencies and private companies. The first level of medical response for park visitors is provided by State Park rangers and lifeguards, along with personnel from the two fire protection agencies noted above. If medical transport is required, ground ambulance service is provided by the Bodega Bay Fire Protection District. Medical air transport is available from the Sonoma County Sheriff's Office and two private companies, California Air Transport and REACH Air Ambulance. The nearest hospital is Palm Drive Hospital in Sebastopol; the nearest trauma center is at Santa Rosa Memorial Hospital.

Law Enforcement—Public safety and security services for visitors to Sonoma Coast SB are provided by State Park peace officers (rangers and permanent lifeguards), as well as peace officers of the Sonoma County Sheriff's Office and California Highway Patrol.

5.4 Park Operations

Staffing, facilities and equipment for public safety, facilities maintenance, natural and cultural resources management, and administrative and support functions are all required to support sustainable visitor use, resource protection, education/interpretation, and facilities on the Carrington property. At the unit level, a combination of permanent rangers, lifeguards, and maintenance personnel are directly assigned to the Sonoma Coast State Park. Seasonal employees are hired to boost lifeguard and maintenance needs during the primary use season. Additional support services include, but are not limited to: auto maintenance, natural and cultural resources management, architecture and engineering, education/interpretation, human resources, accounting, contracting, and administrative support.

Given that the majority of Carrington Property is visible from Highway One and is adjacent to other State Park property, it is easily overseen by park staff. Ranger patrols can include a cursory patrol without additional operational burden. However, enforcement issues such as vandalism of the Main House and surrounding area may require additional staff efforts. Once facilities are developed, existing maintenance efforts will also need to be augmented.

Operational facilities serving the Sonoma Coast State Park are located at Salmon Creek (public safety and maintenance), Willow Creek (vehicle maintenance) and Duncans Mills (resources management and administration). Employee housing is dispersed at various locations within the State Park. Operational facilities at Salmon Creek and Willow Creek are considered inadequate and in need of upgrading. The General Plan/EIR (DPR, 2007) recommends that these facilities be removed and upgraded at alternate locations due to spatial constraints, natural and cultural resource management concerns, flooding (Willow Creek), and equipment deterioration associated with the marine environment (Salmon Creek).

6. PLANNING INFLUENCES

6.1 Current Land Use

The Carrington Property is located in a rural area of the Sonoma County coast just north of the community of Bodega Bay. The property is currently used for open space and resource conservation, with supervised access for public recreation. Land uses on the adjacent properties are: public parklands (Sonoma Coast State Park) to the west, agriculture and rural residential (Carmet, Sereno del Mar) to the north, open space (Colliss Property) to the east, and agriculture and rural residential (Chanslor Ranch, Salmon Creek subdivision) to the south.

6.2 Local Coastal Plan and Zoning

The Sonoma County General Plan and Local Coastal Plan identify land use designations and zoning in the area that are consistent with current uses on surrounding lands. These zoning designations are: Public Facilities (PF) on parklands, Land Extensive Agriculture (LEA160/640 with Coastal combining district) on agricultural lands, and Rural Residential (RR) in the nearby residential communities. Current land use and zoning designations on the Carrington property reflect the prior agricultural use (Land Extensive Agriculture—LEA 160/640 with Coastal combining zone). A change in the land use and zoning designation is proposed as part of Draft Sonoma County's General Plan update process (Posternak, 2006). The proposed amendment would change the zoning to Public Facilities (PF), to reflect the current ownership and use.

The county's General Plan and Local Coastal Plan also contain a Scenic Landscape overlay on the Carrington Property, and designate State Highway One and Coleman Valley Road as Scenic Corridors with Scenic Resources (SR) combining zoning. The homestead on the Carrington Property (south of Coleman Valley Road) is identified as a County Historic Landmark with a Historic District (HD) combining zone designation. A portion of the property along Salmon Creek is identified as "Sensitive and Hazardous", due to the sensitive estuarine resources and the potential for liquefaction during a seismic event. There is no zoning overlay associated with the "Sensitive and Hazardous" designation.
In addition to land use and zoning, Local Coastal Plan (LCP) contains policies and guidelines for implementing the California Coastal Act with respect to public access,

recreation, environmental resources, natural resources, transportation, and development. (Sonoma County, 2001b)

The state Coastal Commission's goal of developing a statewide coastal trail system (Policy No. 145) is reflected in the County's LCP. The California Coastal Trail is a proposed multi-use trail that would stretch 1,300 miles along or near the coastline from Oregon to Mexico. Pursuant to Senate Bill 908, the California Costal Conservancy, in partnership with other federal, state, local, and private organizations, released a report, *Completing the California Coastal Trail,* which includes goals and objectives, general standards, recommendations for action, and maps of the conceptual alignment of the trail (Coastal Conservancy, 2003). At Sonoma Coast SB, the report recommends extending the Kortum Trail between Wrights Beach and North Salmon Creek Beach, in the vicinity of the Carrington Property, to provide safe pedestrian access off of Highway 1. The "Recreation" section of the County's LCP likewise identifies a segment of the "Sonoma Coast Trial" in the vicinity of the Carrington Property.

6.3 Conservation Easements

The Carrington property was purchased by the Sonoma County Agricultural Preservation and Open Space District (SCAPOSD) in 2003, in accordance with the agency's mission, to preserve the open space, natural, scenic, and agricultural values of the Property and to further recreational access. The purchase of the Property meets Objective 2 of the SCAPOSD Acquisition Plan 2000, under the "Recreation" category, to "assist local, regional, State and Federal agencies and non-profit partners in establishing parks and preserves which protect Sonoma County's unique natural habitats, scenic areas and other open space resources of regional importance." In part because the Property lies adjacent to the Sonoma Coast State Park, the SCAPOSD has been working cooperatively with State Parks to transfer title of the Property to the State for inclusion in the State Beach. As part of the title transfer, the SCAPOSD will retain a conservation easement on the Property. The purpose of the conservation easement is to insure that the land is used, maintained and managed in a manner consistent with the acquisition goals and purposes, in perpetuity.

The Carrington Property also provides an important link between the public open space at Sonoma Coast State Park and two other SCAPOSD conservation easements to the east, on the Colliss Property and the Riggler Property. Encompassing 1578 acres, the Colliss Conservation Easement offers expansive views of the ocean and surrounding landscape immediately east of the Carrington Property. East of the Colliss Property, the 415 acre Riggler Property is characterized by grasslands, coastal scrub, pines, and Douglas fir, on uplands that range from rolling hills with open vistas to steep canyon slopes. In addition, Sonoma County holds a recorded Offer To Dedicate (OTD) trail easement on the adjacent Colliss Property, that is separate from the SCAPOSD Conservation Easement. These conservation easements preserve critical habitat and other biological resources, while allowing for public trails to pass through the property. (SCAPOSD website, 2006; Bonos, 2006).

6.4 Sonoma County Outdoor Recreation Plan

The primary purpose of the Sonoma County Outdoor Recreation Plan (Sonoma County, 2003, draft) is to facilitate cooperation and coordination among agencies in planning, acquiring, managing and funding outdoor recreation facilities in Sonoma County, and to provide public access and recreation opportunities on public lands. The Outdoor Recreation Plan (current draft) proposes the creation of a county-wide network of multi-use trails totaling 269.7 miles on public and non-public lands (see Appendix F-Sonoma County Outdoor Recreation Plan Trail System). Of the proposed trails contained in the plan, two are located in the vicinity of the Carrington Property: the Sonoma Coast Trail (i.e. Coastal Trail) and the Bodega Bay-Sebastopol Trail. When completed, the Sonoma Coast Trail will extend from Estero American in the south to Black Point in the north and will connect Estero Americano, Bodega Bay, Doran Ranch Regional Park, Sonoma Coast State Park, the proposed Bodega Bay-Sebastopol Trail, proposed Willow Creek Trail, proposed Monte Rio to Coast Trail, Fort Ross State Park, Stillwater Cove Regional Park, Salt Point State Park, and the proposed Coastal Ridge trail. A developed portion of this trail, referred to as the Kortum Trail, lies northwest of the Carrington Property within Sonoma Coast State Park. The Kortum Trail currently connects Goat Rock and Wright's Beach. The second multi-use trail proposed in the vicinity is the Bodega Bay-Sebastopol Trail. This proposed trail will connect Bodega Bay, Salmon Creek Beach, State and/or County Park property, Finley Creek preserve (Sonoma Land Trust property), Coleman Valley Road, Willow Creek Road, Occidental, and the West County Trail at Occidental Road. The existing West County Trail continues south to Sebastopol. The conceptual trails map contained in the Outdoor Recreation Plan does not identify any individual parcels for future trails development.

6.5 Bodega Bay Bicycle and Pedestrian Trails Study

The Bodega Bay Bicycle and Pedestrian Trails Study was prepared for the County of Sonoma, with funding from California Coastal Conservancy, primarily to identify the most feasible north-south alignment for a bicycle and pedestrian route through the town of Bodega Bay. In the final report (Sonoma County, 2006), the study recommends a multi-use trail beginning approximately one-quarter mile southwest of the Carrington Property at Keefe Avenue, adjacent to the residential community of Salmon Creek. The northern-most trail segments would be developed on the same alignment as a proposed Sonoma Coast Trail route. In the long-term, a bicycle route alternative is proposed that includes bicycle lanes along State Highway One.

6.6 Sonoma Coast State Park

The Carrington Property lies across State Highway One from the Sonoma Coast State Park, and is proposed for addition to this state park unit. Since its incorporation into the California State Parks system in 1934, Sonoma Coast State Park has become one of the most visited state park units in California, with an average of around 2 million visitors per year. Known for its rugged coastline, sandy coves, and sweeping ocean vistas, this state park unit stretches for 19 miles along State Highway One from Bodega Head in the

south, through the Russian River mouth, and past the community of Jenner in the north. Additions to the park in recent decades have extended the park unit inland, adding thousands of acres on the inland side of Highway One along the Russian River and coastal range. Two of the latest acquisitions, Red Hill and Willow Creek, were purchased in part by the SCAPOSD and transferred to the State. (DPR, 2006)

Visitors come to Sonoma Coast State Park for a variety of reasons including sightseeing, beachcombing, tidepooling, surfing, scuba diving, kayaking, hiking, biking, picnicking, camping, whale and seal watching, photography, fishing, and other activities. In addition to natural features, a number of developed facilities support these recreational activities. The primary developed facilities are the Bodega Dunes and Wright's Beach campgrounds, providing a total of 128 developed campsites; two walk-in campgrounds at Willow Creek; the Jenner Visitor Center; numerous trails; and day-use parking, restrooms, picnic facilities. The existing day-use parking capacity, provided within 30 paved parking lots and additional undeveloped parking turnouts, is approximately 2,000 vehicles. There are currently 7 parking areas on the west side of Highway One serving the State Beach that are directly adjacent to the Carrington Property. These parking areas provide approximately 165 vehicle spaces. (DPR, 2006)

6.7 Sonoma Coast State Park General Plan

A Sonoma Coast State Park General Plan and Final Environmental Impact Report (General Plan/EIR) was approved in May 2007. This Plan identifies existing conditions, needs and issues at the park unit and makes management recommendations for responding to those needs and issues. The guiding vision presented in the document states, in part:

"*Sonoma Coast State Park will be protected and restored as a natural coastal open space of spectacular beauty. . . . The visitors' appreciation of the . . . resources will be facilitated by well designed and maintained trails, campgrounds and other facilities. . . . Interpretative exhibits and educational programs [will] facilitate meaningful and sustainable interactions between park visitors and resources. . . ."*
(Section 3.1.2)

In the discussion of needs and issues, the General Plan/EIR recognizes the need for additional camping facilities (environmental, traditional, and alternative); expanded trail linkages and signage; additional interpretive signage, programs and visitor center; additional parking; and consideration for accessibility within the park unit.

Among the goals and guidelines for implementation, the General Plan/EIR seeks to:

- Provide a variety of day-use and overnight camping facilities convenient for visitors of varying abilities;
- Enhance visitor access to and appreciation of resources by providing an interconnecting trail network with linkage to regional trails;
- Provide amenities such as interpretive and educational panels along trails, where appropriate;

- Develop environmentally compatible and logistically convenient facilities to meet park management needs;
- Balance the need for new public facilities with their potential impacts to natural, cultural, and scenic resources;
- Prepare a park-wide cultural resources management plan that includes preservation (including stabilization), restoration, rehabilitation, and/or reconstruction within the rural historic landscape district.

Additional goals and guidelines applicable to the Property are listed in Appendix C.

The General Plan/EIR also addresses the need to relocate and expand the Salmon Creek and Willow Creek Ranch park operations centers to meet current and future park needs (Section 2.3.2). Concerns for the protection of natural and cultural resources, corrosion of vehicles and equipment by salt air, and seasonal flooding of Willow Creek Road make expansion and modernization of facilities at the current locations problematic. Issues to be considered in the siting of new facilities include natural and cultural resources and viewshed protection and the protection of vehicles and equipment from the corrosive marine environment. A preferred location would be on the east side of HWY 1, away from direct marine influence.

The development of a comprehensive facilities master plan for Sonoma Coast State Park is considered in the General Plan/EIR (Section 3.2). Any new major facilities need to be located in one of the Potential Development Areas identified in the General Plan/EIR. The Carrington property is identified as one of the Potential Development Areas. Potential facilities that might be considered for future development include:

- Campgrounds,
- Environmental campgrounds,
- Alternative overnight facilities (cabins, yurts, tent cabins),
- Administrative/operational center, and
- Visitor center.

Siting criteria are provided to aid in the evaluation and placement of new development (see Appendix D-Site Selection Criteria).

7. RECREATION NEEDS AND PREFERENCES

7.1 Statewide Needs and Preferences

California State Parks' Planning Division provides technical support and research for the management and development of California's public park and recreation lands and facilities. An analysis of the most recent survey of recreation preferences, trends and needs revealed that:

- Developed nature-oriented parks were listed as the favorite type of recreation area by the largest percentage of Californians. (DPR, 2002)

- The most popular outdoor recreation activities for Californians are:
    - Walking for fun and fitness
    - Driving for pleasure
    - Wildlife viewing
    - Trail hiking (DPR, 2005)

A needs analysis based on the 2002 survey concluded that camping in developed sites, trail hiking, walking for fitness and fun, and wildlife viewing were the four top activities that Californians (#1) would have done more often if facilities had been available, and (#2) would support spending by government to increase those opportunities. (DPR, 2002)

Given the location of the Carrington property along scenic Highway One, the quality of wildlife habitats, beauty of the natural surroundings, and proximity to future statewide/regional trails, the property clearly affords an opportunity to address the demand for these popular outdoor recreation activities (walking for fitness and fun, driving for pleasure, wildlife viewing, trail hiking, picnicking, camping, etc.).

7.2 Sonoma Coast Recreation Needs

The need for additional trails, camping, and interpretive facilities on the Sonoma County coast has also been identified by various agencies.

The Sonoma County Local Coastal Plan states (Part I, page 90):
"Several recreational activities are growing in popularity even though facilities are inadequate. Some of the desired improvements are safe bikeways, long distance hiking trails, hike-in and equestrian camp facilities, hostels . . . educational interpretation facilities, rest stops . . . and more camping and picnic areas."

The Sonoma Coast State Park Final General Plan and Environmental Impact Report also recognizes the need for additional camping facilities (environmental, traditional, and alternative); expanded trail linkages and signage; additional interpretive signage, programs and visitor center; additional parking; relocation of administrative and operational facilities (Salmon Creek operations center and Willow Creek maintenance facility); and consideration for accessibility within the park unit. (See Section 6.5 above)

8. IMMEDIATE PUBLIC USE FACILITIES OPTIONS AND EVALUATION PROCESS

In developing possible IPU facilities and use options, ideas were taken from a range of sources. Those sources include research identified in the "Recreation Needs and Preferences" section of this document (Section 7); current activities taking place on the property through the LandPath's outings; the feedback provided by Land Path's participants and staff; thoughts and concerns of the public as expressed through public meetings held during the Sonoma Coast State Park General Plan process; and the years of park planning and operations experience of the Department of Parks and Recreation. This input, along with the goals and guidelines of the General Plan/EIR, was used to identify the potential uses and facilities that will be considered for analysis. These potential uses and facilities include: trails, picnicking, camping, interpretive/educational, parking, restrooms, caretaker residence, gates, utilities, and parks administrative/operational facility.

8.1 Site Analysis

The first step in the evaluation phase is to conduct a site analysis to identify potential site sensitivities. (See Appendix B, Drawing Sheets 1-5 for habitats, cultural features, and viewshed mapping used in the site analysis.) The presence of site sensitivities is then used to help identify land capability. The potential public uses of the property, and their respective support facilities, will be scrutinized against the capability of the land to support such uses and facilities. This must be done in a manner consistent with the underlying goal of providing public recreational use while preserving inherent resource values.

In order to make a determination of what uses and facilities are appropriate, some form of analysis must be done. The purpose of the analysis is to determine what uses/facilities are suitable for the Carrington property. The following subjects are included in the site analysis mapping: natural resources, cultural resources, and visual resources.

Natural Resources—Biotic resources inventories were first conducted by Circuit Riders in 2004 (CPR, 2004a). In 2005 and 2006 Department of Parks and Recreation (DPR) resource specialists performed subsequent surveys to verify the condition and distribution of identified species of concern. No significant change was observed. Additionally in 2006, DPR specialists performed wetland delineations (according to U.S. Army Corps of Engineers Wetland Delineation Manual, 1987) in an attempt to increase the accuracy of wetland delineations in the vicinity of proposed development. The wetland mapping included in this report (Appendix B, Drawing Sheet 1-Habitats) is a compilation of all mapping sources.

Cultural Resources— At the time of this planning undertaking, little was know regarding cultural resources on the property. In 2005 a contract was let to conduct a literature search and perform surface surveys for evidence of prehistoric sites (Steen & Origer, 2005). No evidence of prehistoric resources was found. Also in 2005, DPR undertook an effort to determine the historical significance of all buildings, structures and objects existing on the Carrington Property (Roland, 2006; Beard, 2007). The survey concluded

that a portion of the dairy ranch property appears eligible for the National Register of Historic Places as a rural historic landscape district. In addition, the main house also appears eligible as an individual building. Based on the results of that study, another contract was awarded to assess the condition of the Main Ranch House and Tank House, recommend stabilization measures, and identify possible treatment options (Johnson, 2006).

Visual Resources— An attempt has been made to keep the mapping of visual resources simple, and to specifically avoid a complicated visual analysis processes. Viewsheds were mapped from various key points to develop an indication of visible areas (see Appendix B—Drawing Sheets 3 - 5). Key to the overall visibility of the property is the Highway One corridor and Coleman Valley Road corridor. Highway One provides the most viewing opportunities for the greatest number of people. The difficulty in mapping viewsheds from a highway orientation is the fact that the viewer (person) is constantly in motion. Consequently the orientation and view is always changing. In an attempt to capture a general indication of views from Highway One, viewshed orientation points were based on the designated public parking areas located adjacent the property. Views from these locations would likely be of greater significance simply due to the duration of the viewing opportunity. The location and spacing of these parking areas also reflect a representative sample of highway oriented views. With regard to Coleman Valley Road, there is only one small turnout where views of the Carrington Property can be obtained. The remainder of views from Coleman Valley Road are from the roadway. Again the viewer is in constant motion. In order to remain constant, viewshed mapping is based on stationary viewing points.

8.2 Evaluations

The desired outcome of the evaluation process will be to identify public uses/facilities in appropriate locations to provide sustainable use without compromising resource values.

After identification of potential uses, criteria are established to serve as a basis for analysis and subsequent decisions. Serving as a foundation for determining feasibility of IPU options, plan guiding variables were identified based on the Sonoma Coast State Park General Plan/EIR Site Selection Criteria (see Appendix D), objectives of the SCAPOSD, and other regulatory compliance requirements. All criteria serve to guide appropriate public use, as well as providing guidance in the siting of proposed improvements and facilities.

Additional site specific criteria (from the site analysis) will be used to evaluate the appropriateness and suitability of the placement of proposed activities and facilities. The site specific criteria focus primarily on the resource sensitivities of the land. Such resource sensitivities may include: rare or endangered plants or animals, geologic instability, wetlands, cultural resources, and potential visual impacts.

A basic matrix concept is used to make comparisons between potential uses/facilities and various criteria applicable to this project and the site. The first matrix, Feasibility of Proposed Uses and Facilities (Figure 8-1), makes comparisons to determine the

feasibility and appropriateness of potential uses and facilities, with various planning objectives and variables. A second matrix, Site Compatibility, (Figure 8-2) is used to evaluate potential uses and facilities for compatibility with primary site characteristics. A simplified rating system (yes, maybe, no) is used to identify conflicting and compatible combinations. From this, the conflicts are usually omitted and the resulting combinations serve as the basis for plan recommendations. This process helps to guide recommendations that meet regulatory criteria and are harmonious with land based resource sensitivities.

Carrington Immediate Public Use Plan
Feasibility of Proposed Use-Facilities Matrix
Evaluation Criteria

KEY: + = yes
-- = no
0 = maybe

Carrington Property Proposed Interim Public Use Facilities	Regulatory							Operational				Visitor Experience						
	Meets Park General Plan Guidelines	Meets all-access (ADA) requirements	Must meet Secretary of Interior Standards & Guidelines	Complies with CA Coastal Act	Meets SCAPOSD Objectives	Complies with County Recreation Plan	Meets CA Coastal Trail Objectives (SB908)	Operate with current staff & budget	Compatible with adjacent land uses	Within scope of Immediate Public Use	Public Vehicle ingress & egress	Utilities required	Raises visitor safety concerns	Serves Parks future needs	Provide trail connectivity or loop trail	Recreational opportunities	Educational opportunities	High quality visitor experience
PARKING																		
Parking Lot - North	+	--	0	+	+	+	--	--	--	+	+	0	--	--	0	--	--	--
Parking Lot - South	+	+	+	+	+	+	--	+	+	+	+	0	--	0	+	+	+	+
PUBLIC RESTROOM																		
North Lot	+	+	0	+	+	+	--	--	--	+	+	--	--	--	0	--	0	--
South Lot	+	+	+	+	+	+	--	--	+	+	+	--	0	0	0	--	0	--
TRAILS																		
North Loop Trail	+	0	0	+	+	+	+	--	+	+	0	0	0	--	+	+	+	+
Historic Loop Trail	+	+	+	+	+	+	+	+	+	+	--	0	--	0	+	+	+	+
Salmon Creek Trail	+	0	0	+	+	+	+	+	+	+	0	0	0	0	+	+	+	+
PICNIC SITES																		
	+	--	+	+	+	+	+	+	+	+	0	0	--	+	--	+	+	+
INTERPRETATION																		
Information Kiosk	+	+	--	+	+	+	+	+	+	+	--	--	0	+	0	+	+	+
Interpretive panels	+	--	--	+	+	+	+	+	+	+	0	0	--	+	0	+	+	+
Nature trail	+	--	--	+	+	+	+	+	+	+	0	0	0	--	+	+	+	+
Cultural history trail	+	+	+	+	+	+	--	--	+	+	0	0	--	--	--	+	+	+
SAFETY & SECURITY																		
Gates	+	--	--	--	+	+	0	--	--	+	+	0	0	--	0	0	0	--
Night Lighting	--	--	--	--	--	--	0	--	--	+	--	+	0	--	0	0	0	--
Pay Phone	+	+	+	+	+	+	0	0	+	+	+	+	0	--	0	--	0	--
Caretaker Residence	+	+	0	+	+	+	0	--	+	+	+	+	0	+	0	0	0	--
FUTURE CONSIDERATIONS																		
Utility Development	+	+	--	+	+	+	0	0	+	--	0	+	0	+	0	--	--	0
Park Operational Facility	+	+	0	+	--	--	0	0	--	0	0	+	0	+	0	0	--	0
Main House																		
Stabilization	+	--	+	+	+	+	N/A	--	+	+	0	0	--	--	0	--	+	--
Adaptive Use	+	+	+	+	+	+	N/A	0	+	--	0	+	0	-	0	+	+	+
Restoration	+	--	+	+	+	+	N/A	0	+	0	0	--	0	-	0	+	+	+

FIGURE 8-1 FEASIBILITY MATRIX

KEY: + = yes
– = no
0 = maybe

Carrington Immediate Public Use Plan

Site Compatibility Matrix

Carrington Property Proposed Interim Public Use Facilities	Evaluation Criteria																
	Natural Resources							**Viewshed**						**Cultural Resources**			
	Wetland habitat	Special status plant habitat	Special status animal habitat	Geologic instabilities	Promotes sustainable use	Suitable topography (moderate slopes)	Visually dominant from Hwy 1	Visually subordinate from Hwy 1	Not visible from Hwy 1	Visually dominant from Coleman Vlly Rd	Visually subordinate from Coleman Vlly Rd	Not visible from Coleman Vlly Rd	Preserves known historic resources	Protection of potential Prehistoric resources
PARKING																	
Parking Lot - North	0	0	0	0	–	+	–	+	+	0	+	0	0	0
Parking Lot - South	0	0	0	0	–	+	0	+	+	0	+	0	–	0
PUBLIC RESTROOM																	
North Lot	0	0	0	0	–	+	0	+	+	0	+	0	0	0
South Lot	0	0	0	0	–	–	0	+	+	–	+	0	–	0
TRAILS																	
North Loop Trail	–	–	–	0	+	+	0	+	+	0	+	+	+	–
Historic Loop Trail	–	–	–	0	+	+	0	+	+	0	+	+	–	–
Salmon Creek Trail	–	–	–	0	+	+	0	+	–	0	+	+	+	–
PICNIC SITES	0	–	–	0	+	+	0	+	–	0	+	–	–	–
INTERPRETATION																	
Information Kiosk	0	0	0	0	+	+	0	+	+	0	+	+	–	+
Interpretive panels	0	–	–	0	+	–	0	+	+	0	+	+	–	+
Nature trail	–	–	–	0	+	–	0	+	–	0	+	+	–	–
Cultural history trail	–	–	–	0	+	+	0	+	+	0	+	+	–	–
SAFETY & SECURITY																	
Gates	0	0	0	0	+	+	0	+	+	0	+	+	–	–
Night lighting	0	0	0	0	0	–	–	–	0	–	–	0	–	–
Pay phone	0	0	0	0	0	–	0	+	+	0	+	–	0	0
Caretaker Residence	0	0	0	0	–	+	0	+	–	0	+	0	+	0
FUTURE CONSIDERATIONS																	
Utility Development	0	–	–	–	0	–	0	+	+	0	+	+	–	0
Park Operational Facility	0	0	0	0	–	+	0	+	0	0	–	0	0	0
Main House														
Stabilization	0	0	0	0	+	+	+	–	0	0	+	+	+	–
Adaptive Use	0	0	0	0	–	+	+	–	0	0	+	+	+	–
Restoration	0	0	0	0	+	+	+	–	0	0	+	+	+	–

FIGURE 8-2 SITE COMPATIBILITY MATRIX

8.3 Other Considerations

In addition to the use of matrix analysis, other factors are used to aid in the formulation of recommendations. These include but are not limited to:

- Minimal alterations to topography to minimize grading activities
- Avoidance of known hazards or unsafe conditions
- Maximizing the visitor experience by incorporating quality scenic views, providing shelter from prevailing winds, and making all facilities available to the widest range of ability levels possible
- Consideration of neighbors and adjacent land uses to maximize privacy and minimize impacts resulting from park activities
- Maintain separation of any potential operational facilities and proposed public use facilities.

Another primary consideration in the development of facilities is the potential for visual impacts. The Carrington property is highly visible from State Highway 1. Viewshed mapping (see Appendix B – Drawings 3, 4, 5) was performed to generally identify visible areas. Much care and thought has been given to ensure that the inherent scenic quality is maintained. Some recommendations may result in a certain level of visibility from off-site locations. Design efforts will be directed to ensure that any proposal is visually subordinate to the surrounding visual landscape.

9. FACILITIES CONSIDERED BUT NOT PROPOSED

9.1 Multi-Use Trails—Multi-use trails are designed to accommodate a variety of trail users, including hikers/runners, equestrians, and mountain bicyclists, simultaneously on a common trail alignment. To accomplish this, the trails generally need to be wider, have greater sight distance and more passing room than single-track trails. Multi-use trail development will not be considered at this time due to the relatively small size of the Carrington property, and the current lack of multi-use trail connectivity. Development of multi-use trails may be considered in the future as part of a regional trails program that provides for improved connectivity.

9.2 Camping—Three types of camping facilities (environmental, traditional and alternative) were considered for immediate public use development but are not proposed due to siting constraints and limited staffing resources. The potential development of camping facilities on the north side of Coleman Valley Road, within the Potential Development Areas, will be addressed as part of the long-range planning process for this parcel and Sonoma Coast State Park. Siting considerations for campsites located south of Coleman Valley Road are addressed below.

Environmental Campsites
Environmental campsites provide a picnic table and tent site within walking distance of a restroom and are accessed from a hiking trail or parking lot. These walk-in campsites are typically sited to provide for visual and auditory privacy.

On the Carrington property, frequent strong winds and a lack of visual screening, and the preponderance of wetlands preclude the placement of environmental campsites in the open grasslands. Placement of campsites near the mature Monterey Cypress trees was rejected due to the high risk of injury that could result from tree failure. The current level of risk from tree failure is likely to increase over the coming years as these aging trees are reaching the end of their life spans (100-150 years). Campsites placed near Monterey Cypress trees might also conflict with the preservation and maintenance of the historic windbreak features. A historic landscape conditions assessment and treatment plan would need to be completed before environmental campsites near these historic landscape features could be considered.

Traditional and Alternative Camping

A traditional campground requires sufficient space for internal roads, parking, tent sites, picnic tables, fire rings and restroom buildings. Alternative camping facilities may include tent cabins, cabins or yurts along with utilities, parking, and restroom buildings. Sufficient space is not available for this scale of development south of Coleman Valley due to the prevalence of sensitive cultural resources, natural resources, and open viewsheds. A traditional campground and alternative camping facilities will therefore not be considered for immediate public use development. Traditional and alternative camping may be considered sometime in the future within the identified Potential Development Area north of Coleman Valley Road. Public overnight stays may also be considered as a potential use at the Main Ranch House.

9.3 Water

The development of an on-site public water source will not be considered at this time due to the complexities and economics associated with developing and maintaining public water systems. Should the demand and need for water increase, and funding becomes available, it may be feasible to develop a public water system. Exploration of existing and potential water sources may be necessary to support immediate operational uses such as a resident caretaker. It is recommended that a public water source /supply be considered as part of any future larger scale improvements.

10. PROPOSED IPU FACILITIES

Proposed facilities and uses are identified in two categories: those recommended for immediate development and those considered feasible in the foreseeable future, but not recommended for immediate implementation.

The following types of facilities are proposed for immediate development to support day use activities:

- Vehicle access and parking
- Picnic sites
- Trails (onsite hiking trails network)
- Interpretive facilities (kiosk, panels, posts & brochures)
- Restroom
- Security infrastructure (gates, night lights, pay telephone, caretaker site)

A site development plan for the proposed facilities is shown in Appendix B – Drawing 6.

10.1 Vehicle Access and Parking

Vehicle access to the Carrington Property can currently be obtained from Highway One and Coleman Valley Road.

A parking facility with access from Highway One, via the ranch entry road, was considered but determined to be unsuitable for public access. Sight distance and intersection geometry problems, along with the historical context of the ranch road preclude improvement at this time. Parking in and around the Carrington Ranch House will be limited to emergency vehicles and vehicles necessary for park operations. Vehicle access off of Coleman Valley Road currently serves the property to the north and to the south in the vicinity of a mobile home and outbuildings (north) and the Milk House (south).

The property interface with Coleman Valley Rd. was examined for alternative access points. The major siting considerations for vehicle access and parking development include viewshed protection, avoidance of wetlands, historic resource sensitivity, and vehicular traffic safety and pedestrian circulation. For purposes of providing access to both sides of Coleman Valley Rd. no alternative was found to be superior to what currently exists. Public access from Coleman Valley Rd. is therefore proposed to access public parking areas at the current location. Two parking areas are proposed that each have access from Coleman Valley Road, approximately one-eighth mile east of State Highway 1. No parking is planned for along side of Coleman Valley Road.

Given the site conditions, existing and planned facilities, and anticipated recreational activities, parking will be limited as discussed below. Providing parking for approximately 30 vehicles will result in a targeted visitor capacity of approximately 100 people at one time. The visitor capacity is an estimate based on the proposals contained in this plan, and is not a limitation for future unforeseen activities.

North Parking Area—The north parking area is located north of Coleman Valley Road in the vicinity of the existing mobile home. This site would accommodate around twenty or twenty-two vehicles, including handicapped parking. Access would be developed along the existing driveway off of Coleman Valley Rd. The north parking area will serve as the principle parking facility. This area is physically larger, and will accommodate the planned capacity. There is potential in the immediate vicinity to absorb overflow parking that may be associated with special events or future expansion. Parking in this location may be visible from Highway One for short durations. This site is outside of the proposed historic zone. Vegetation screening would reduce parking visibility from the highway and thus may be considered for mitigating possible visual impacts. Pedestrian crossing of Coleman Valley Road will be required for visitors parking in the North lot to access facilities on the south side of the road. An encroachment permit may be required from Sonoma County to facilitate a pedestrian crossing. Possible signing and vegetation management to improve sight distance and direct traffic may be required as part of the permit process.

South Parking Area—The south parking area, located within the eligible rural historic landscape district boundaries, will be accessible from the existing driveway access off Coleman Valley Road. This access is directly across from the north parking area driveway. This parking area will accommodate approximately 8 vehicles. Parking here is limited due to physical constraints and the desire to keep parking to a minimum within the eligible rural historic landscape district. This parking will primarily serve visitors with mobility restrictions. Visitors parking here will not have to cross Coleman Valley Rd. and will have direct access to fully accessible trails and facilities. This parking location is not visible from Highway One. It is visible to passing motorists traveling along Coleman Valley Road for a very short duration (seconds).

10.2 Restrooms

One restroom building is planned to serve the needs of proposed facilities and uses. Due to the scarcity of water, a dry vault system (no wash basins or flush toilets) is recommended at this time. Future hookup of utilities will be considered. Vehicular access would be required for the removal (pumping) of sanitary waste for off-site disposal. Two potential restroom locations were considered, one near each of the proposed parking areas. A site near the south parking area is the preferred location because the site is closer to the primary use area and out of the Highway One viewshed. While the south area is within the proposed historic zone, measures will be taken to minimize any impacts this may have on the historic scene. These measures may include vegetative screening along with the appropriate building design and materials.

10.3 Picnic Sites

Picnic sites with tables and outdoor BBQ's are proposed at various locations throughout the proposed historic zone and along the trails network. Some sites would provide scenic vistas, while others offer shelter from the wind or convenient access from parking areas. Picnic tables designed for maximum accessibility would be located along all-access trail segments. Picnic site locations were selected for optimal visitor experience and minimal impact to resources.

10.4 Trails

A trail network totaling three miles is proposed that includes three primary trail segments (see Appendix B Drawing 6 – Proposed IPU Facilities). They are:

- North Loop Trail
- Historic Loop Trail (all-access)
- Salmon Creek Trail

This trails network offers visitors of varying abilities options for longer or shorter hikes. Trails are intended to provide exposure to a diversity of natural and cultural resources, access to scenic vistas and wildlife viewing, opportunities for picnicking and interpretation, and future statewide and regional trails connectivity. In addition to the main trails

described above, smaller access trails will connect to nearby facilities or points of interest (restroom, picnic tables, viewpoints, natural and historic features). A trail crossing, including roadway signage, would be developed at Coleman Valley Road to connect trails on the north and south sides of the roadway. The overall intent behind the trails network is to provide connectivity, and a quality visitor experience for a range of abilities. Dealing with the amount of wetlands present on the property presents challenges in maintaining optimum alignments. Trails have been routed to avoid wetland areas wherever possible. Where trails must cross wetlands, boardwalks, puncheons, or other structures will be used to elevate the trail above the wetlands to minimize impacts.

North Loop Trail—North of Coleman Valley Road. This one mile trail would begin and end at the north parking area off of Coleman Valley Road. From this point, the western portion of the loop extends northwest toward the junction of Marshall Gulch and State Highway One, and returns to the point of origin.

Historic Loop Trail—South of Coleman Valley Road. This one mile trail through the eligible rural historic landscape district would begin and end at the south parking area off Coleman Valley Road. The trail circles through the Main House building complex and other features that make up the eligible rural historic landscape district. This alignment provides for maximum accessibility, and would be constructed to meet all-access standards.

Salmon Creek Trail—From Rural Historic Landscape District to Salmon Creek. This one and a half mile trail consists of a linear segment with a loop at the south end. The trail begins at the Historic Loop Trail near the poultry house and extends southeast through grasslands and across a major drainage before diverging to form a loop above Salmon Creek. The loop segment circles to the top of a ridge, offering views of the estuary, coastline, and Salmon Creek watershed. Two Scenic Overlooks (containing a bench, picnic table, and/or interpretive panel) would be constructed along the trail, one at a high point south of the Poultry House and one at a high point at the top of the loop.

In the future, the Salmon Creek trail may continue southwest to State Highway One as part of the statewide Coastal Trail system. A future connection to the northeast is also planned to link with the County's regional trail easement on the neighboring Colliss property. A potential trail alignment near State Highway One was rejected due to the preponderance of wetlands in this area.

10.5 Interpretive/Educational Facilities

It is logical to think that the historic house (Main House) would play a key role in the interpretation of resources present. Due to the amount of work and cost required to allow public use of the Main House, it will be many years before it could function as an interpretive facility. Nevertheless, a variety of methods are available for educating and informing visitors about the unique natural, cultural and scenic resources of the area and the visitors' role in protecting and sustaining those resources. Some of the methods proposed in this plan include:

- Self guided nature trails
- Self-guided historic tours
- Interpretive display panels
- Central information kiosk

The self guided nature trails and tours would include brochures to give background information on any features of interest. Interpretive display panels are another method of communicating information. Display panels would be placed in key locations to provide information to the visitors. When available, docent lead tours can supplement informational brochures and panels. When the need calls for larger amounts of information, an information kiosk could be constructed for that purpose. The small wood kiosk structures are often found at visitor entry points to help orient visitors and provide basic park information.

Interpretive uses of the historic Main House will be considered at a future time, after further evaluation of the structure is completed and recommendations regarding stabilization and adaptive reuse are available.

10.6 Security Infrastructure

Due to the proximity of highway access, and a recent history of vandalism, security will play an important roll in management of the property. In addition to operational considerations such as ranger patrols, some physical improvements are proposed to help improve property security. The improvements proposed include:

- Gates
- Night Lights
- Telephone
- On-site residence/caretaker

Gates—Gates aid in controlling vehicle access to the property. Gates are currently in place at the existing access points. Gating configuration may change as parking is formalized. In addition to gates, maintaining existing property boundary fencing will help to control vehicle access and discourage after-hours pedestrian access.

Night Lights—Night lighting is proposed at entrance gates and the Main House building complex. Lights would be activated by motion or light sensors. Fixtures would be directed downward to minimize light pollution.

Telephone—Regular telephone service would be developed when other site utilities are developed. In the interim, a pay telephone or telephone in a lock box for caretaker use is proposed near a parking area. Telephone service was provided to the property in the past. Any extension from existing phone lines would be underground.

On-Site Residence/Caretaker—A resident caretaker is proposed to provide a presence on the property to improve overall security. While there is an immediate need for this, the lack of utilities will prohibit immediate development of a residence. The plan proposes a

site for a permanent residence, but the scope of this development is beyond that of Immediate Public Use. Until such time as a permanent residence can be established, a two step process is proposed to assist in meeting short term security objectives.

The first phase would be to allow the use of an occupied self-contained recreational vehicle (RV). Placement of such a vehicle would be limited to either of the proposed parking locations, or the proposed residence site. This would occur for short durations depending on use, seasons, and availability of volunteers to participate in such an operation. No utilities would be developed. Even though this is a short term measure, care must be taken to place such a vehicle in the least visually obtrusive location within these areas. This function would be managed in a manner similar to the Department of Parks and Recreation's Camp Host Program. It would be a short term temporary operation until the second phase.

The second phase would be to begin development of the proposed residence site in the area identified on the IPU Facilities Plan. Initially, utilities would be required followed by the construction of a mobile home pad for a temporary structure. A trailer or mobile home and occupant would be moved on-site and serve as the resident caretaker. This could be a park staff person, seasonal employee, or volunteer Camp Host. Utilities would be required for this phase. Development of a permanent water source may need further exploration. However, temporary water storage could be developed, and other utilities (electricity and telephone) are within a reasonable distance. Construction of a permanent residential structure would be considered outside the scope of immediate public use.

Both a permanent site residence and operational facility are proposed in this plan as facilities in the foreseeable future. In that timeframe, specific plans for either of these facilities would need to be developed. At that time it is recommended that the need for site security be re-evaluated. It may be determined that with the presence of an operations facility, the on-site residence may not be necessary. On the other hand, it may be determined that having an on-site residence is a higher priority than an operations facility. Regardless of this operational decision, siting and development of proposed facilities shall be consistent with the guidelines and criteria set forth in this plan, Sonoma Coast State Park General Plan, the Sonoma County Local Coastal Plan, and other applicable guidelines and criteria.

11. PROPOSED MANAGEMENT GUIDELINES

All State Parks units are operated and managed in compliance with standard Departmental procedures. General management and operational guidance is provided through various Department Manuals and the Public Resources Code.

The proposals contained in this plan will result in some increased responsibility for park staff. Current operational requirements are not expected to be anything out of the ordinary except perhaps for possible cattle trespass and building vandalism issues. In the past, cattle from adjacent properties have been grazing on the property. Recent boundary fencing projects will improve this situation. Vandalism is an ongoing issue with existing structures. Increased public presence and ranger patrols should prove to

discourage this. Nevertheless, ongoing monitoring of trespass and vandalism issues will be required. Operational adjustments may be necessary to keep these issues from escalating.

For the time being management responsibilities will be absorbed into the current operation. This is thought to be feasible due to the close proximity of the Carrington Property to existing park facilities. Management responsibilities will increase as facilities are developed and public use increases. Over time DPR will need to supplement it's management and operational resources commensurate with the intensity of public use and development.

During and after the build out of this plan, existing management guidelines will serve to guide the operation of Carrington Property in the same manner as the rest of the park. This includes management functions such as Visitor Services, Maintenance Services, Administrative Services, and Resource Management.

While most of the Carrington Property management will coincide with existing park management, there are a few areas where supplemental guidance is warranted. Some additional site specific direction will be given to management of the Historic Zone, Biotic Resources, and Viewshed Management.

11.1 Historic Zone

Throughout the data gathering process that has taken place in this planning effort, a number of historical resources have been identified through a formal survey and documentation of the property. The survey also identified a collection of historical resources that appear to qualify as a rural historic landscape district. Consequently the eligible Historic District has been identified as a Historic Management Zone, an area where the historic resources will be managed according to the *Secretary of the Interior Standards for the Treatment of Historic Properties*, (National Park Service, 1996).

The Secretary of the Interior's Standards identify four treatment options for the management of historic properties. These are:

Preservation: the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction.

For example, for buildings, new exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Rehabilitation: the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Restoration: the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular time by means of removal of features from other periods in its history and reconstruction of missing features from the restoration period.

As an example, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.

Reconstruction: the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Additional guidance for the management of the rural historic landscape district is found in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural landscapes.* (National Park Service, 1996)

It should be noted that preservation and restoration applies to the overall landscape, not just the structures. DPR proposes that a Rehabilitation treatment approach in the future be explored after the property is stabilized (preservation). Even within future rehabilitation, some of the approach will also be to restore, preserve, and reconstruct certain significant features according to an overall plan. The Rehabilitation Treatment acknowledges the need to alter or add to a historic resource to meet continuing or new uses while retaining the historic character. The flexibility of the Rehabilitation Treatment will allow park managers to protect historical significance and allow public use and interpretation consistent with uses in other areas of the park.

Because the eligible rural historic landscape district contains features of different types, each will be addressed separately.

The ranch history and evaluation of standing structures has been well documented. Within the eligible rural historic landscape district, there remain areas yet to be evaluated. The collapsed barn, landscape features (fencing, etc), and areas immediately surrounding previously identified structures have the potential to yield valuable information. A subsequent survey on the collapsed barn has indicated that not enough evidence remains to indicate historical significance. However, corral and fencing remnants are considered contributing elements due to their integrity of location rather than their condition (Beard 2007).

Building and Structure Management

Building and Structure Management applies to those structures identified as contributors to the historic district. These include the Main House, Tank House, Milk House, Poultry

House and Carpenter Shop. In addition, the Main House was identified as individually significant and as such will be the focus of early stabilization efforts.

As a first priority, immediate efforts shall be directed to stabilize and arrest elements that are contributing to the accelerated decay of structures.

The following is proposed:

- Undertake measures to stabilize structures and arrest decay to prevent collapse and/or structural component failure.
- Insure that the structures are weather tight.
- Take necessary precautions to protect the public from structural failures, and protect structures from vandalism and damage created by the public.
- Undertake measures to ensure that surface drainage does not erode or damage soils in and around structures, and that built up soils causing damage to structures are removed.
- Undertake measures to isolate structures from destructive pests, animals, vegetation, and other elements of nature.

As a second priority, efforts shall be directed towards the ultimate goal of rehabilitation. While specific rehabilitation goals and objectives have not been set, work can progress towards a rehabilitation treatment. In working towards the rehabilitation goal, the following is proposed:

- Rebuild the foundation in preparation for future rehabilitation. Repair or re-establish footings and/or foundation connections between structure and earth.
- Repair or re-establish sub-structural supports, such as beams, joists, posts, braces, etc. Sub-structural is defined here as below the floor level.
- Repair or re-establish roofing components in such a manner as to protect structure walls and interior.
- Documentation and removal of identified non-contributing historical elements, excluding those that require more study and evaluation such as historical archeological features.

Historic Landscape (Vegetation) Management

Contributing features of the rural historic landscape district includes the entry road, the Cypress Allee, and both the pasture and the Cypress Windbreak around that pasture. Vegetation Management in the historic zone addresses these historic contributors, with much of the effort directed to the Monterey Cypress trees used as windbreak features. Other minor plantings (various bulbs and tubers) are present that are normally associated with early ranches and homesteads, and these may also contribute to the historic district, but have not been identified to date.

The Cypress trees that make up the windbreak are nearing the end of their life span and could be approaching 100 years in age. Numerous tree failures have occurred leaving openings of various sizes. Additionally, large branch failures are common and may indicate a decline in plant vigor.

In the context of this plan, where historic vegetation is an element of the historic landscape, it shall be managed to replicate and perpetuate the originally intended purpose. It must be noted that the Cypress trees and other historic plantings are considered non-native species, and would be managed differently if they were not identified as historically significant. The Cypress trees that make up the historic windbreak features will simultaneously be managed as a historic feature and as an invasive species. Due to the significance of the trees as a defining feature of the historic landscape, along with their age and condition, active management must occur if the windbreak is to remain in the future.

It is recommended that a specific management plan be prepared to focus on the windbreak feature. The specific plan (at a minimum) shall address the following:

- Analysis of spacing and planting patterns of existing remaining windbreak trees as a basis for future recommendations.
- Goals and objectives that address perpetuation and maintenance of windbreak form, habit, scale, and character.
- Establishment of limits of windbreak boundaries where trees will be managed for purposes of establishing and perpetuating the historic windbreak feature. Limits will define areas where Cypress trees may be managed as exotic species in accordance with DPR Resource Management Objectives.
- Recommendations for planting strategies to achieve a continuous windbreak form beyond the timeframe of a single tree lifespan.
- Recommendations for maintenance of the windbreak features to ensure compatibility with public use.

Until such a time as a specific windbreak management plan can be produced, efforts shall be directed to maintaining the existing windbreaks. Short term strategies include the following:

- Designate a “Management Zone” such that trees within this zone will be considered part of and managed as historic windbreak features and trees that regenerate outside the zone will be removed as invasive species.
- Manage existing trees in the above designated zone as trees of various ages and heights to represent the historic feature until a management plan can be developed.
- Provide a condition assessment on individual trees, as needed, to help protect the public and facilities from possible tree failures. Tree assessments and any subsequent recommendations shall be provided by a qualified professional.

The Departmental goals of vegetation management inside and outside of the identified historic zone are substantially different. Vegetation management discussed here only applies to the Historic Zone. Both long and short term management of the windbreak s shall include “protecting and maintaining historic vegetation by use of non-destructive

methods" (National Park Service, 1996), and "utilize maintenance practices which respect the habit, form, color, texture, bloom, fruit, fragrance, scale and context of historic vegetation" (National Park Service, 1996).

New Features
Public park ownership and general access to the public brings a certain shift in use patterns. Going from private ownership to public ownership, the property is now available for recreation through prearranged tours. This has led to an increase in the appreciation of the rural historical landscape character. Accommodating new and increased public use requires the development of certain new facilities on the property such as parking areas, restrooms, trails, and signage. Since access will be critical for the development and use of the property, it is recommended that a Site Plan and Parking Study be completed before major work is proposed.

Care shall be taken to ensure that new facilities will not detract from the historic character or integrity of the landscape. The intent is to provide essential facilities to support public use without making facilities the attraction. The focus of public use shall be the enjoyment of the rural character and contributing resources. To aid in maintaining the focus on the resources of the property, the following general guidelines are proposed:

- New facilities shall be designed and maintained to be visually and operationally subordinate to the historic rural character and historic structures.
- New facilities shall be distinguishable in such a way that they cannot be mistaken as historical elements.
- New facilities shall be compatible in size, scale, design, materials, color and texture with the historic district's character.
- New facilities will be designed to assure the preservation of the historic spatial organization and land patterns.

Accessibility
It is the goal of State Parks to make all facilities accessible to the widest range of visitor ability levels. In the development of new facilities, it will be a primary objective to incorporate all-access pathways, parking and restroom facilities whenever possible. In working with historic structures, the objective will be to provide a reasonable balance between safe independent access and the preservation of character defining features, materials, and finishes (National Park Service, 1996). The Secretary of the Interior's Standards and Guidelines and the Historic Building Code will serve as guiding documents to achieve these objectives.

11.2 Biotic Resources

Two areas where management emphasis is needed include wetlands and invasive exotic plant species. Wetlands are a significant part maintaining quality habitat and defining the landscape character of the property. Invasive exotic plant species have the most potential to disrupt habitat quality and the landscape character. While exotic plant

species are currently small in numbers, they are currently manageable. With emphasis on dealing with these exotics at this stage, it will prevent insurmountable issues in the long term.

Wetlands
California State Parks, Department Operations Manual, Section 0306.7 provides guidance for the management of wetlands:

> "Wetlands are an integral part of the rich ecological diversity of California. They support a wide variety of fish and wildlife habitat and many essential ecological functions, including flooding and groundwater recharge. Wetlands also provide outdoor recreation, including wildlife observation."

It is the policy of the Department to prevent the destruction, loss, or degradation of wetlands by (in part):

- Identifying wetland resources and determining appropriate uses;
- Preserving and enhancing the natural and beneficial values of wetlands;
- Avoiding direct and indirect construction and actions in wetlands unless the benefits of the facility or activity clearly outweigh the potential adverse impacts, there are no practicable alternatives, and the proposed action includes all practicable measures to minimize harm to wetlands.

A large portion of the Property is wetlands. Proposed facilities will be located outside wetland areas. Proposed trails, where feasible, will be located outside wetland areas, avoiding impacts by routing trail alignments around them. Where applicable, wetlands will be interpreted for their plant communities and wildlife viewing opportunities.

Invasive Exotic Plant Species
California State Parks, Department Operations Manual, Section 0310.7 provides guidance for the management of exotic, invasive plant species and states in part:

> "Controlling damaging exotic plant species is one of the Department's greatest challenges in fulfilling its mission to help preserve the natural resource values of the State Park System. Invasive exotic (non-native) plants pose a serious threat to native ecosystems. These species can spread rapidly and out-compete California's native species, simultaneously changing the landscape, destroying habitat for other native species, and upsetting natural ecosystem processes."

Goals for management of invasive exotic plants in the State Park System are to:

- Protect and restore the biological diversity of California State Park ecosystems
- Reduce the costs of resource maintenance.

Trail construction and the associated disturbance of soils within the trail prism has the potential to spread invasive exotic plant species. Seeds and plant parts may be spread by the movement of soil and plant parts during construction and by maintenance activities. This is especially critical when using imported materials. In order to reduce the potential for the spread of invasive, exotic plant species, the following guidelines will be incorporated into the project:

- Minimize soil excavation, erosion, and soil migration both off and on-site during and after trail construction.

- Monitor for the establishment of new populations of invasive plant species for a three year period. Monitoring will consist of semiannual inspections. Any new invasive, exotic species populations identified within the project area shall be removed or controlled by methods deemed appropriate by the District Environmental Scientist. Any necessary application of herbicide will be consistent with approved DPR products, procedures, and protocols.

- Existing exotic species considered for management include, but are not limited to cypress, eucalyptus, and Italian thistle. Cypress will be managed as an exotic species only if they are not part of a managed historic element within the proposed Historic Zone. Management will be consistent with Park Operation procedures and General Plan guidelines.

11.3 Viewshed Management

Much of the Carrington Property is within view of many other areas of the State Park, Highway One, and Coleman Valley Road. Additionally, areas from within the property boundaries offer views of the property and well beyond. This is largely a result of the open and low vegetation, subtle landforms, and the fact that roads provide so much access for so many people. Together with the inherent high scenic quality of the area, significant change in the landscape may be noticeable from many aspects. The General Plan/EIR contains general guidelines regarding aesthetics and the preservation of scenic quality in the coastal environment. Because of the high level of visual sensitivity, additional guidelines are intended to preserve the visual integrity of the property.

Visual Resources From Outside Property Boundaries
This is defined as areas within the property that can be seen from outside locations. These outside locations are primarily Highway One, Coleman Valley Road, and the beach parking lots west of Highway One. With the goal to maintain existing levels of visual quality, the following guidelines are intended to help meet this goal.

- Keep proposed facilities and land alterations out of direct view of static viewpoints such as parking lots, road pull-outs, and road intersections.
- Minimize the exposure time of proposed facilities as seen from dynamic orientation points such as traveling along Highway One and Coleman Valley Road.

- Locate and design proposed improvements in such a manner that their visual presence is subordinate to and compatible with the overall landscape character.
- Consider aspects such as form, texture, and color when designing facilities in highly visible areas.
- Minimize the use of existing and new vegetation screening to reduce visibility of proposed improvements. Consider using site manipulation as a tool for reducing visibility of proposed improvements.
- Comply with local guidelines and regulations when developing in highly scenic areas.

Visual Resources From Within Property Boundaries
This is defined as all areas within and outside of the property that can be seen from various points on the property. Points of significance on the property would include overlooks and rest areas, picnic sites, parking lots, and other features where the public might congregate.

The viewshed from a "within" orientation may not require the degree of sensitivity as given to that form an "outside" viewpoint. There may be some elements that may be desirable to seen from a certain viewer orientation. For example, it may be desirable to have a restroom be seen from an internal parking lot so visitors know where to go. This does not mean that the restroom building needs to dominate the landscape, but having a visual connection will establish an easy decision making process for visitors. An alternative might be to hide the restroom and rely on directional signing, which in itself can generate visual clutter. For some points it may be desirable to maintain the highest visual quality possible, such as scenic overlooks.

Regardless of the visitor's visual orientation point, managing the viewshed becomes a valuable tool for maintaining a high quality visitor experience. In addition to some of the above guidelines, the following are intended to give park staff the guidance necessary for maintaining visual quality when developing facilities.

- Utilize existing landforms and vegetation to direct the visitors orientation to desired views and vistas.
- If necessary, use native vegetation screening to keep unwanted visual elements out of view.
- Locate interpretive displays and signage to direct the visitors view toward the respective subject matter and away from distracting elements on the landscape.
- When it is desirable to establish visual connections between features in the built environment, keep the features subordinate to the overall surrounding landscape. The degree of subordination will depend on the desired strength of the intended visual connection.
- When necessary, develop strategies to ensure that any development proposed outside of park boundaries does not result in dominance of the visual landscape.

Another aspect of visual resource management relates to the existing dilapidated structures. Buildings and structures of the nature can detract from the area's visual quality. Due to the sensitivity of the open viewshed, it is recommended that structures not contributing to an adaptive use, *and* are outside of the eligible rural historic landscape district, be removed.

12. FUTURE CONSIDERATIONS

The focus of this plan is on the development of public uses and facilities to serve the immediate need. Whether the need is immediate or in the future, inventories, assessments, and the resulting analysis are the same. The process for determining suitability and the appropriateness of a specific proposal is followed regardless of when a specific proposal might be made. During this planning effort, consideration was given to foreseeable needs as they surfaced during the planning process.

Potential facilities and uses considered beyond the Immediate Public Use category, but part of the foreseeable future include:

- Permanent site residence
- Interpretive center or other adaptive use for the Carrington Main House
- State Park operations facility (scope undetermined at this time)
- Development of utilities and permanent water source
- Trail connections as they become feasible.
- Camping opportunities north of Coleman Valley Road.

While the detailed planning on any of these potential facilities remains to be completed, their presence was considered in the site analysis and evaluation phase of this plan. The site map of Proposed IPU Facilities (Appendix B - Drawing 6) identifies areas suitable for future development of a permanent site residence and State Park operations facility.

At some time in the future these proposals will require additional design development. At that time, inventories and other elements of analysis may need to be updated to provide current input for the design process.

13. IMPLEMENTATION

Following public and agency review of this Draft IPU Facilities Plan, the document will be finalized (revised or edited) as appropriate. An appropriate environmental document will be prepared and circulated for public and agencies review. Following adoption of the final environmental document, State Parks managers will approve or disapprove the IPU Plan. If recommendations in the final IPU Plan are approved, State Parks will complete the required permitting process and apply to the California Coastal Conservancy for a construction grant to supply matching funds to implement the project. Required permits will be obtained as necessary to implement plan recommendations.

As a first priority, efforts will be directed to implement the following elements:

- Public access and trails, including vehicle parking areas
- Restroom facility
- Overlooks and picnic sites
- Interpretive Facilities
- Stabilization of the main ranch house
- Removal of collapsed barn debris

Included in this would be any necessary security infrastructure that would be considered an integral part such as gates, lighting, on-site caretaker, etc.

As a second priority, efforts will be directed toward the following:

- Site development of caretaker residence. Initially this would include utilities and temporary building pad for a mobile home/ trailer.
- Treatment (primarily rehabilitation, restoration, and/or preservation) of the historic ranch complex including the main house, tank house, and milk house, preceded by relevant historic structure reports.
- Implementation of management strategies for the protection and preservation of historic landscape features within the eligible rural historic landscape district.

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15. REPORT PREPARERS

This report was prepared by staff of the Department of Parks and Recreation, in consultation with individuals from other agencies and organizations (see Section 14.2 —Individuals and Organizations Consulted). The principle contributors were the following staff members of the Russian River District:

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Explore District-protected lands in Sonoma County

District-Protected Lands

- Owned by District
- Easement over Private Land
- Easement over Public Land
- Easement over Private Conservation Organization Land

Other Lands

- Other Public and Protected Land
- Owned by Private Conservation Organization
- Conservation Easement held by Private Conservation Organization