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.

TABLE OF CONTENTS

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.

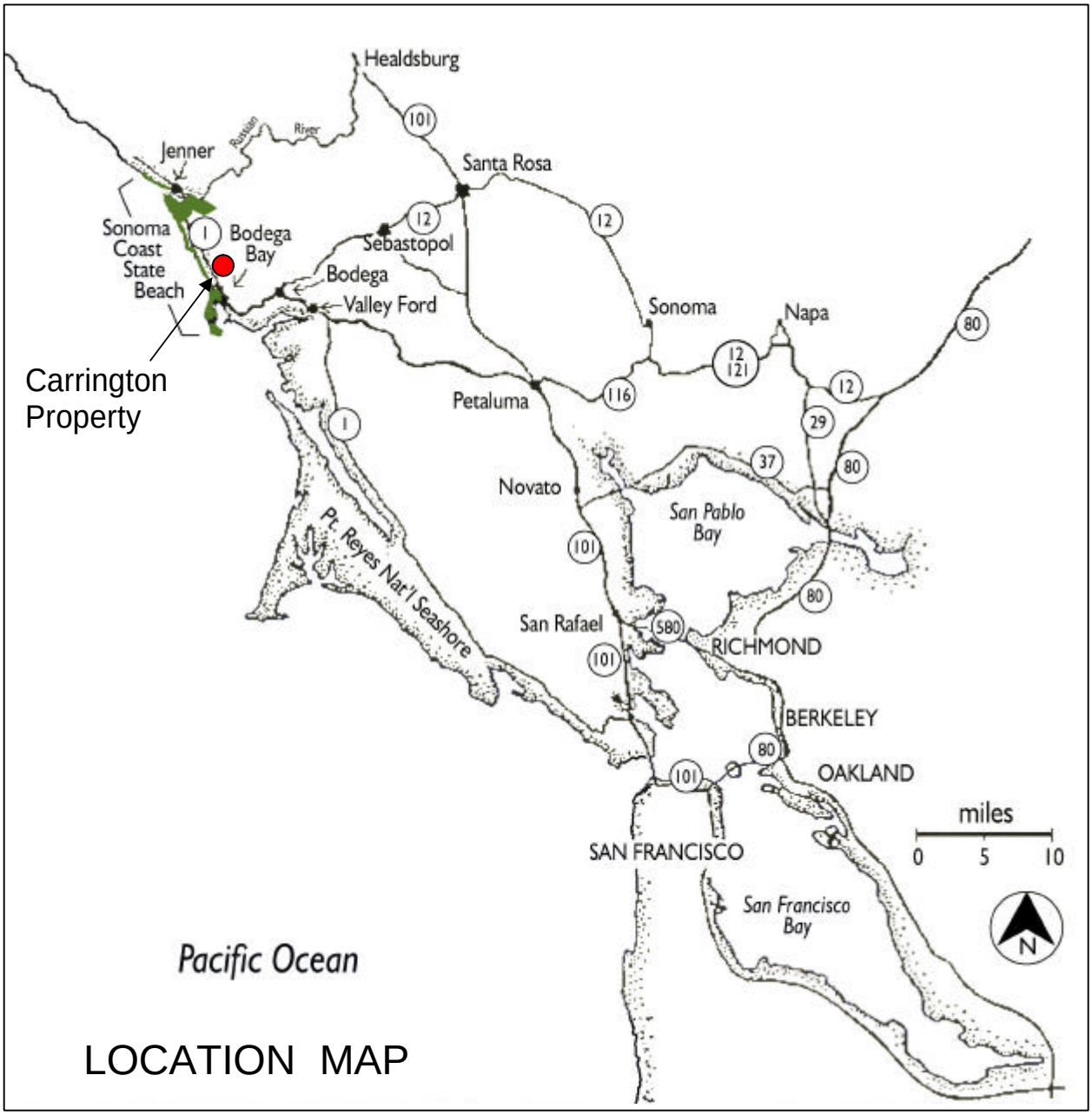
This "Immediate Public Use Facilities Plan" (IPU Plan) will serve as the planning document to guide short term proposals to facilitate immediate public use. This IPU Plan will identify appropriate public uses, support facilities and operational practices that will facilitate public access to and enjoyment 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.

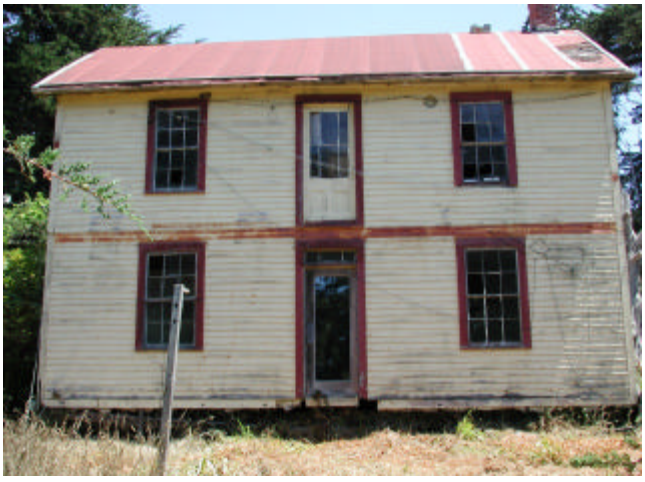
In 1877, both holdings were combined and the two parcels were purchased by John Genazzi, a Swiss immigrant dairy farmer with a large family including a wife, five children and a niece. Members of the Genazzi family owned and operated a dairy farm on the property from 1877 until the late 1940s, when the 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.

KEY: + = yes
-- = no
0 = maybe

Carrington Immediate Public Use Plan
Feasibility of Proposed Use-Facilities Matrix
Evaluation Criteria

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	--
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	Natural Resources	Wetland habitat	Special status plant habitat	Special status animal habitat	Geologic instabilities	Promotes sustainable use	Suitable topography (moderate slopes)	Viewshed	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	Cultural Resources	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		--	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.

14. REFERENCES

14.1 Written Sources

Birnbaum, Charles. 1994. *Preservation Briefs No. 36 Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes.* Prepared for Technical Preservation Services, National Park Service, United States Department of the Interior. Accessed at http://www.cr.nps.gov/hps/tps/briefs/brief36.htm on April 10, 2006.

California Department of Forestry and Fire Protection (CDF). 1988. *A Guide to Wildlife Habitats of California.*

California Department of Parks and Recreation (DPR). 2002. *Public Opinions and Attitudes on Outdoor Recreation in California*, *An Element of the California Outdoor Recreation Plan*.

DPR. 2004. *Department Operations Manual.*

DPR. 2005. *Park and Recreation Trends in California.*

DPR. 2006. *Sonoma Coast State Beach Preliminary General Plan & Draft Environmental Impact Report.*

DPR. 2007. *Sonoma Coast State Park Final General Plan & Environmental Impact Report.*

Circuit Rider Productions (CRP). 2004a. *Carrington Property Baseline Summary.* Prepared for Sonoma County Agricultural Preservation and Open Space District.

CRP. 2004b. *Carrington Property Proposed Trail Alignment Floristic Survey Draft.* Prepared for Sonoma County Agricultural Preservation and Open Space District.

Coastal Conservancy. 2003. *Completing the California Coastal Trail.*

Dan Peterson AIA & Associates. 1981. *Historic Resources Inventory, Carrington Ranch.* Prepared for Western Sonoma County Historical Society.

First American Title Company. 2003. Interim Binder No. 02101420. Prepared for the Sonoma County Agricultural Preservation and Open Space District.

Fish and Wildlife Service. 1979. *Classification of Wetlands and Deepwater Habitats of the United States.*

Johnson, Jill. 2006. *Historic Building Condition Assessment and Recommendations for Treatment: Carrington Ranch House and Tank House, Sonoma Coast State Beach.* Prepared for the California Department of Parks and Recreation.

LandPeople. 2005. *Bodega Bay Bicycle & Pedestrian Trails Study, Final Report—Summary*. Prepared for Sonoma County Transit & Coastal Conservancy.

National Park Service. 1989. Revised 1999. *National Register Bulletin #30: Guidelines for Evaluating and Documenting Rural Historic Landscapes.*

National Park Service. 1996. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes.*

Northen, Phillip T. 1999. *Biotic Survey of the Carrington Coast Ranch.* Prepared for Curtis & Associates, Healdsburg, California.

Public Resources Code Division 5, Chapter 1, Article 1, Section 5002.2. http://www.leginfo.ca.gov/cgi-in/waisgate?WAISdocID=51237126843+0+0+0&WAISaction=retrieve. Accessed October 10, 2006.

Roland, Carol. 2006. *Historical Evaluation of Carrington Ranch Historical Landscape, Sonoma County, California.*

Smarden, R., Palmer, J., Felleman, John. 1986. Foundations for Visual Project Analysis, John Wiley & Sons, New York.

Sonoma County. 1939. *Grant of Right of Way for Electric Transmission Lines.* Book 472 Page 345. Recorded March 25, 1939.

Sonoma County. 1963. Book 1946 Page 723 H28994. Recorded March 6, 1963.

Sonoma County. 1999. Revised 2003. *Outdoor Recreation Plan.*

Sonoma County. 2001a. Grant Deed No. 2001043021. Recorded April 12, 2001.

Sonoma County. 2001b. *Local Coastal Program.*

Sonoma County. 2006. Bodega Bay Bicycle & Pedestrian Trails Study, Final Report—Summary. November 28, 2006

Sonoma County Agricultural Preservation and Open Space District (SCAPOSD). Website at http://sonomaopenspace.org/protected/detail.asp?cat_name=Agriculture&id=76 http://sonomaopenspace.org/protected/detail.asp?cat_name=Recreation&id=98 Accessed on March 2, 2006.

Steen, E. and T. Origer. 2006. *An Archeological Survey of Portions of the Carrington Property, Sonoma County, California.*

U.S. Army Corps of Engineers. 1987. *Corps of Engineers Wetlands Delineation Manual.*

University of California, Berkeley. 1983. *Atlas of Natural Habitat Areas in Sonoma County.* Prepared for the Sonoma County Planning Department.

14.2 Organizations and Persons Consulted

Bonos, Dino, 2006. Sonoma County Agricultural Preservation and Open Space District, Stewardship Coordinator. Personal communication with Valerie Watt (V. Watt) of California Department of Parks and Recreation (DPR) on March 2, 2006.

McKinney, John. California Department of Parks and Recreation (DPR), Russian River District, District Maintenance Chief. Personal communication with V. Watt of DPR on June 6, 2006.

Posternak, Lisa. Sonoma County Permit and Resources Management Department, Planner III. Personal communication with V. Watt of DPR on October 4, 2006.

Watt, Valerie. California Department of Parks and Recreation (DPR), Russian River District, Park and Recreation Specialist. Coleman Valley Road measurements taken on April 10, 2006.

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:

Gary Shannon	District Landscape Architect
Valerie Watt	Park and Recreation Specialist
Beth Robinson	Environmental Services Intern