

Immediate Public Use Facilities Plan for the Carrington Property



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California Department of Parks and Recreation
Russian River District



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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 9.1.

Implementation

Following public and agency review of this Draft IPU Facilities Plan, the document was revised and finalized. An appropriate environmental document has been prepared and is currently being circulated for public and agency 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
- Initial 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:

- Development of caretaker residence site including utilities, and mobile home/ trailer pad.
- Treatment (primarily stabilization with rehabilitation elements), 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.

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. This "Immediate Public Use Facilities Plan" (IPU Plan) follows Management Goals and Guidelines approved in the Sonoma Coast State Park General Plan and EIR. "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.

The IPU Plan will serve as the planning document to guide short term proposals to facilitate immediate public use. The Plan will identify appropriate public uses, support facilities and operational practices that will facilitate public access to and enjoyment of the Carrington Property. Public use of the Carrington Property will focus on recreation to interpret historic ranch features and exploration of natural surroundings via a network of trails

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.

influenced by the Pacific Ocean, which brings summertime fog, low clouds, winter storms, and seasonally variable winds. Summer temperatures are mild (average 64° 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 waves 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

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	<i>Cynosurus echinatus</i>
Slender Wild Oat	<i>Avena barbata</i>
Silver European Hairgrass	<i>Aira caryophyllea</i>
Quaking Grass	<i>Briza maxima</i>
Ripgut Grass	<i>Bromus diandrus</i>
Perennial Wildrye	<i>Lolium perenne</i>
Six Weeks Brome	<i>Vulpia bromoides</i>
Dwarf Plantain	<i>Plantago erecta</i>
Pale Flax	<i>Linum bienne</i>
English Plantain	<i>Plantago lanceolata</i>

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

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

Willow	<i>Salix sp.</i>
Red Elderberry	<i>Sambucus racemosa var. racemosa</i>
California Blackberry	<i>Rubus ursinus</i>
Twinberry	<i>Lonicera involucrata var. ledebourii</i>
Mugwort	<i>Artemisia douglasiana</i>
Watercress	<i>Rorippa nasturtium-aquaticum</i>
Horsetail	<i>Equisetum sp.</i>
Tule	<i>Scripus sp.</i>

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

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	<i>Salix lasiolepis</i>
Monterey Cypress	<i>Cupressus macrocarpa</i>
Red Elderberry	<i>Sambucus racemosa var. racemosa</i>

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.

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 4-6. 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."

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 possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features." (Burnbaum, 1994)

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 rural narrow two-lane 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. Coleman Valley Rd. measures approximately 15-19 feet in width in the vicinity of the project site (W-Trans, 2009). Metal cattle guards are installed across the roadway at various locations including at the Carrington Property east boundary, and just east of the existing driveway access. 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). Highway 1 is also the State's Pacific Coast Bicycle Route. 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) Both Highway 1 and Coleman Valley Road are popular recreational routes (W-Trans 2009).

Pedestrian Routes—State Highway One (HWY 1) serves as the main access route for

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 previously at the former mobile home site. At the time the mobile home was removed from the site, the redwood septic tank was removed and backfilled. Any associated leach field was abandoned. 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 is not practical. New systems meeting current regulatory requirements will be necessary.

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. No water wells exist on the property. The closest known well is over 1 mile to the south across Salmon Creek on the neighboring property. Water supply to properties to the north (Carmet Subdivision) is provided by springs near Marshall Gulch, less than 1 mile away.

The Carrington Property is located in the southernmost portion of the Fort Ross Terrace Groundwater Basin and abuts the northern boundary of the Bodega Bay Groundwater Basin, both part of the North Coast Hydrologic Region. The Fort Ross Terrace represents a series of discontinuous, uplifted marine terraces. Terrace deposit wells in the Basin have a water yield from 2 to 75 gpm (DWR 2004). The underlying geology of the project area is the Franciscan Complex, generally considered non-water bearing except where significant fracture porosity exists (DWR 2004). While ground water is present in the rock of the Franciscan complex, it is more often found in spring form through bedrock joints and fractures. Successful wells drilled in the Franciscan Formations are infrequent and those

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.

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 from Coleman Valley Road 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

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, and establishes goals and guidelines for park-wide management and development. The Carrington Property was included in the General Plan as a Potential Development Area with additional guidelines and site selection criteria for development of facilities. The guiding vision presented in the General Plan 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 park's 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 Park-wide 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.

The General Plan/EIR provides specific goals and supporting guidelines to clarify purpose and vision for improved management and development. General Plan goals and guidelines are presented in a format directed to core management areas (Resource Management, Visitor Use, and Administration and Operations) rather than features or site specific locations. The goals and guidelines also serve as design and implementation parameters for required subsequent management and development plans (Section 3 Park Plan).

These guidelines provide the foundation for proposals contained in the IPU Plan. Refer to Appendix C for a listing of goals and guidelines applicable to the Carrington Property.

alternative); expanded trail linkages and signage; additional interpretive signage, programs and visitor center; additional parking; and consideration for accessibility within the park unit.

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.

Of the above potential uses and activities, the administrative/operations facility and camping are not included in the proposed recommendations. Sufficient space is not available for development of camping south of Coleman Valley Rd. due to the prevalence of sensitive cultural resources, natural resources, and open viewsheds. In the future, consideration will be given to providing camping north of Coleman Valley Road. Additionally, an administrative/operations facility will be considered within the identified Potential Administrative Facility Use Area (See Appendix B, Drawing 6).

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

site selection/design process. Facility proposals contained in this plan will adhere to these guidelines and remain within the capability to be absorbed in and subordinate to the visual surroundings.

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. The results are used as a means to bring objectivity to the evaluation of plan proposals. This process helps to guide recommendations that meet regulatory criteria and are harmonious with land based resource sensitivities.

Carrington Immediate Public Use Plan Site Compatibility Matrix		Evaluation Criteria																
		Protection of potential Prehistoric resources	Preserves known historic resources	Cultural Resources	Not visible from Coleman Vly Rd	Visually subordinate from Coleman Vly Rd	Visually dominant from Coleman Vly Rd	Not visible from Hwy 1	Visually subordinate from Hwy 1	Visually dominant from Hwy 1	Viewshed	Suitable topography (moderate slopes)	Promotes sustainable use	Geologic instabilities	Special status animal habitat	Special status plant habitat	Wetland habitat	
KEY: + = yes -- = no 0 = maybe	Carrington Property Proposed Interim Public Use Facilities	00000000	0-- -- -- --		-- -- + -- ++	++ ++ ++ ++	00 -- 00	++ + -- 0	-- -- ++ + 0		++ + -- ++	++ 0 -- 00	000000	000000	000000	000000	-- -- -- --	
	PARKING																	
	Parking Lot - North	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	Parking Lot - South	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	<i>Parking Lot Suggestion A</i>	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	<i>Access Suggestion #1</i>	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	<i>Access Suggestion #2</i>	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	<i>Access Suggestion #3</i>	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	PUBLIC RESTROOM																	
	North Lot	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	South Lot	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	TRAILS																	
	North Loop Trail	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	Historic Loop Trail	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	Salmon Creek Trail	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	PICNIC SITES																	
	INTERPRETATION																	
	Information Kiosk	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	Interpretive panels	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
	Nature trail	0	--		--	+	--	+	--		+	0	0	0	0	0	--	
Cultural history trail	0	--		--	+	--	+	--		+	0	0	0	0	0	--		
SAFETY & SECURITY																		
Gates	0	--		--	+	--	+	--		+	0	0	0	0	0	--		
Night lighting	0	--		--	+	--	+	--		+	0	0	0	0	0	--		
Play phone	0	--		--	+	--	+	--		+	0	0	0	0	0	--		
Caretaker Residence	0	--		--	+	--	+	--		+	0	0	0	0	0	--		
FUTURE CONSIDERATIONS																		
Utility Development	0	--		--	+	--	+	--		+	0	0	0	0	0	--		
Park Operational Facility	0	--		--	+	--	+	--		+	0	0	0	0	0	--		
Main House	0	--		--	+	--	+	--		+	0	0	0	0	0	--		
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:

- Minimize alterations to topography and 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.
- Consistency with guidelines and site selection criteria established in the Sonoma Coast State Park General Plan / EIR.

Another primary consideration in the development of facilities is the potential for visual impacts. The Carrington property is highly visible from State Highway 1 and portions of Coleman Valley Road. 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. Through the design process efforts will be directed to ensure that any proposal is visually subordinate to the surrounding visual landscape.

9. PROPOSED IPU FACILITIES

The Sonoma Coast General Plan has identified Potential Development Areas where major facilities should be located. Facilities proposed in this plan occur within the designated Potential Development Area. The General Plan provides guidelines and site selection criteria for determining site suitability for new development of facilities. Proposed facilities identified here follow and are based on General Plan guidelines and site selection criteria. IPU Plan proposals are built upon the sustainability goal and guidelines contained in the General Plan (Goal SUST-1; Guidelines SUST-1 & 2). These sustainable principles emphasize environmental sensitivity to meet the needs of the present without compromising the needs of future generations.

Proposed facilities and uses are identified in two categories: those recommended for immediate development (noted below) and those considered feasible in the future, but not recommended for immediate implementation (Section 11 Future Considerations).

The following types of facilities are proposed for immediate development to support day use activities:

- Vehicle access and parking

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 and Coleman Valley Road for short durations. This location can make use of existing vegetation to help screen parking from offsite vantage points. This site is outside of the proposed historic zone, and is previously disturbed, thus reducing potential impacts to natural and cultural resources. The site is relatively level (less than 10% slope) and will require only minor grading to facilitate sheet drainage. Supplemental vegetation screening would reduce parking visibility from the highway and thus may be considered for reducing parking visibility from other locations. 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 and include ADA accessible parking. In addition, a designated bicycle parking area for 8 to 12 bicycle is proposed. This will serve cyclists using Highway 1 and Coleman Valley Rd. 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). This area is also previously disturbed and relatively level (less than 10% slope) to keep potential grading impacts to lowest possible level. Proposed surfacing would match that of the North Parking Area.

Following the public review of the draft IPU Plan, a Traffic Impact Study was conducted by Whitlock & Weinberger Transportation Inc. (W-Trans) in August 2009. The report analyzed existing and potential traffic associated with the proposed IPU Plan. Recommendations contained in the Study have been incorporated into the updated version of the IPU Plan (2010). The report estimated the proposed project to generate an average of 228 trips per weekday and 379 trips per day on weekends. A trip is defined as a one-direction movement per vehicle. Based on the analysis of existing intersection and road conditions, the report concluded that the proposed 30 space parking capacity would adequately accommodate parking demand. Key recommendations in the report include; spot widening of Coleman Valley Road to a minimum of 18 feet between the two driveways and Highway 1; driveway widths of 24 feet and paved in 50 feet from Coleman Valley Road; vegetation removal to provide clear site lines east and west of driveway locations; and miscellaneous signing to control vehicle parking, speeds, and warning of pedestrians crossing Coleman Valley Rd (W-Trans 2009).

Another consideration in planning access and parking for the Carrington Property is the close proximity of the popular beaches on the west side of Highway 1. Public use of the Carrington Property is intended to focus on recreational opportunities contained on the property. A plan objective has been to maintain adequate separation between Carrington activities and beach activities. DPR planners do not want to encourage visitors to walk across Highway 1 to beaches on the other side. This has the potential to result in pedestrians crossing a major highway in an uncontrolled fashion. It also would provide an unnecessary distraction at the Carrington Property.

Conclusion: Each of the access suggestions presented have merits and conflicts. On the whole, these access and parking ideas fail to meet the objectives established for the IPU Plan. If the presented suggestions were free from resource conflicts and fulfilled key guidelines and criteria, there still remains the issue of timing. The length of time and magnitude of developing a new access from Highway 1 is far beyond the scope of immediate public use (Section 1 – *Introduction*) and would deny public access/use well into the future. None of the suggested ideas has several advantages over using the existing Coleman Valley Road access. Utilizing the existing CVR access meets established criteria, fulfills plan objectives, and would involve the least environmental disturbance of any access and parking area considered in the planning process. The existing access proposal also keeps the access nucleus and vehicle / pedestrian transition well away from the Highway 1 interface. However, Highway 1 access has the potential to provide a direct conduit between a Carrington Property parking area and beaches to the west. This could encourage the use of a Carrington parking lot for beach related recreation rather than historic ranch related recreation.

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, avoidance of highly reflective surfaces, and roofs and other surfaces composed of fine textures with neutral or dark colors.

10.3 Picnic Sites

Picnic sites with tables 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.

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 hiking 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 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.

9.5 Interpretive/Educational Facilities

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.

previously established in the General Plan for employee housing (Appendix E). Additionally, the site was selected to maximize the use of existing vegetation patterns to reduce visual prominence of a housing structure. Initially, utilities would be developed with 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, possible water treatment equipment with storage shed, and water storage of approximately 5000 gallons would be required. In the event that potable water is unattainable in the vicinity, water would have to be transported to the site. Single family water use is estimated to be approximately 200 to 300 gallons per day (AWWARF 2010). Other utilities (electricity and telephone) are within a reasonable distance. A septic system and associated leach field is also proposed. As a State Agency, the Department of Parks and Recreation is regulated by the California Water Resources Control Board, for septic system development. It is a common practice of the Russian River District to follow State and local (Sonoma County Environmental Health) criteria for development of septic systems. Local and State protocols will be followed in the development of a septic system. Due to the visual sensitivities of the site, utilities would be placed underground from their source. Excavations for utilities including percolation tests will be located at a minimum distance of 20 feet from any tree over 14 inches in diameter. Supplemental vegetative screening may be necessary to provide visual buffers to reduce visibility of temporary and permanent structures from surrounding areas. Please see *Section 10.3 Viewshed Management* for additional measures on managing visual resources.

Both a permanent site residence building and operational facility are proposed in this plan as future facilities. Additional specific plans for either of these facilities would need to be developed. Regardless of when future need is identified, 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, Conservation Easement, and other applicable guidelines and criteria.

10. 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 Sonoma Coast State Park General Plan and EIR have established guidelines to set the course for development, management, and operation of the Park. Guidelines and proposals developed as part of the Carrington IPU Plan are specific in nature and based on the fundamental direction provided in the General Plan. The General Plan identifies the use of adaptive management principles in carrying out Plan objectives. Adaptive management will be used as an ongoing process to monitor and evaluate indicators that reflect changing conditions. Evaluations and resulting actions will maintain conformity with plan guidelines, recommendations, and regulatory compliance. The Proposed Management Guidelines included here are intended to provide direction beyond that established in the IPU Plan recommendations.

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).

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.

10.2 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.”

- Keep proposed facilities and land alterations out of direct view of static viewpoints such as parking lots, road pull-outs, and road intersections.
- Utilize areas for proposed facilities that result in minimized exposure time 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.
- As a means to help facilities blend with the surrounding environment, consider aspects such as form, texture, and color choices when designing facilities in highly visible areas.
- Maximize 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 analysis has revealed that some elements of plan proposals will be visible from outside property boundaries. The purpose of the above guidelines are to guide development so visible elements remain subordinate to the overall visual character. Supplemental mitigation such as vegetative screening and color selection may be necessary. This can ensure protection of the inherent visual character of the area.

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 from 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. 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 and reducing visual impacts. 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.

12 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 (stabilization and rehabilitation) 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.

12.1 CONSTRUCTION ACTIVITIES

Construction planning is a key element of the construction process. Construction activities can have a direct influence on the resulting outcome of plan proposals. To minimize potential effects on resources and existing operations, construction activities will be contained within the footprint of the respective feature to the extent feasible. Materials and equipment used for specific tasks may require staging areas. Only materials and equipment to be used when performing specific tasks will be stored on site in identified staging areas. As a first priority, staging areas will be identified in previously disturbed areas or areas where future construction is planned. Other areas used for construction staging shall be identified prior to construction and surveyed for sensitive resources prior to use. Following construction all staging areas and areas damaged during construction shall be restored to pre-existing conditions or better.

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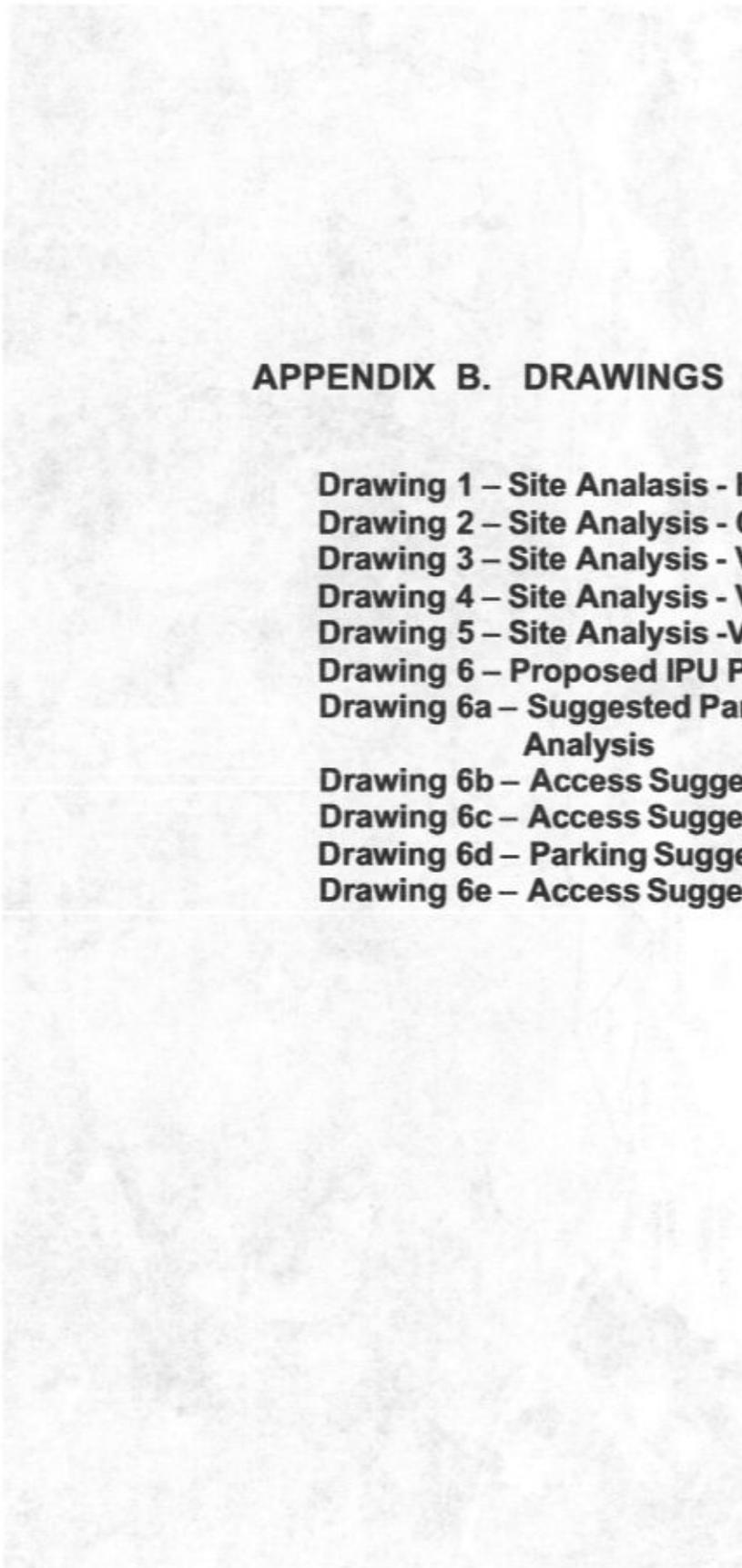
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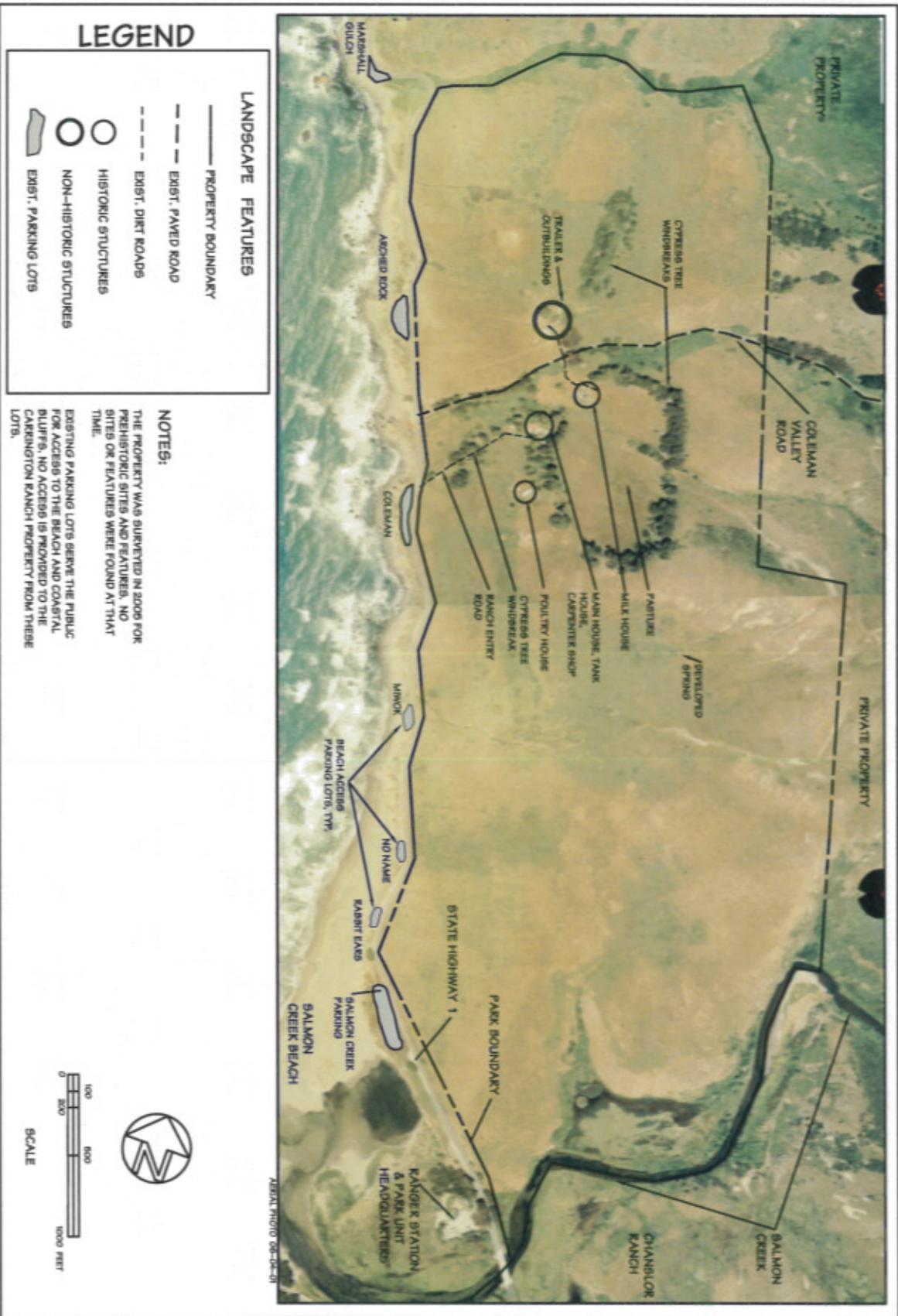
APPENDIX A. SOIL TYPES

Source: Sonoma Coast State Beach Preliminary
General Plan & Draft Environmental Impact
Report (DPR, 2006)



APPENDIX B. DRAWINGS

- Drawing 1 – Site Analysis - Habitats**
- Drawing 2 – Site Analysis - Cultural**
- Drawing 3 – Site Analysis - Viewshed Mapping**
- Drawing 4 – Site Analysis - Viewshed Mapping**
- Drawing 5 – Site Analysis -Viewshed Mapping**
- Drawing 6 – Proposed IPU Plan**
- Drawing 6a – Suggested Parking and Access Site Analysis**
- Drawing 6b – Access Suggestion #1**
- Drawing 6c – Access Suggestion #2**
- Drawing 6d – Parking Suggestion**
- Drawing 6e – Access Suggestion #3**

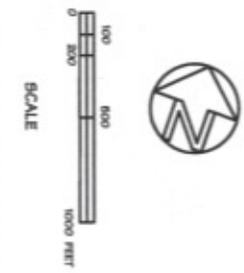


LEGEND

LANDSCAPE FEATURES

	PROPERTY BOUNDARY
	EXIST. PAVED ROAD
	EXIST. DIRT ROADS
	HISTORIC STRUCTURES
	NON-HISTORIC STRUCTURES
	EXIST. PARKING LOTS

NOTES:
 THE PROPERTY WAS SURVEYED IN 2008 FOR PREHISTORIC SITES AND FEATURES. NO SITES OR FEATURES WERE FOUND AT THAT TIME.
 EXISTING PARKING LOTS SERVE THE PUBLIC FOR ACCESS TO THE BEACH AND COASTAL BLUFFS. NO ACCESS IS PROVIDED TO THE CARRINGTON RANCH PROPERTY FROM THESE LOTS.



SHEET NO. 2 OF 6	DRAWN BY 691-0166	SONOMA COAST STATE BEACH CARRINGTON RANCH SITE ANALYSIS - CULTURAL		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		REVISIONS ORIGINAL DRAWING	DATE OCT. 2008	DESIGNED ROLAND DRAUGHT SHANNON CHECKED
		APPROVED _____ DATE _____						



VIEW FROM NORTH SALMON CREEK PARKING LOT

PHOTO 09-28-06



VIEW FROM MIWOK BEACH PARKING LOT

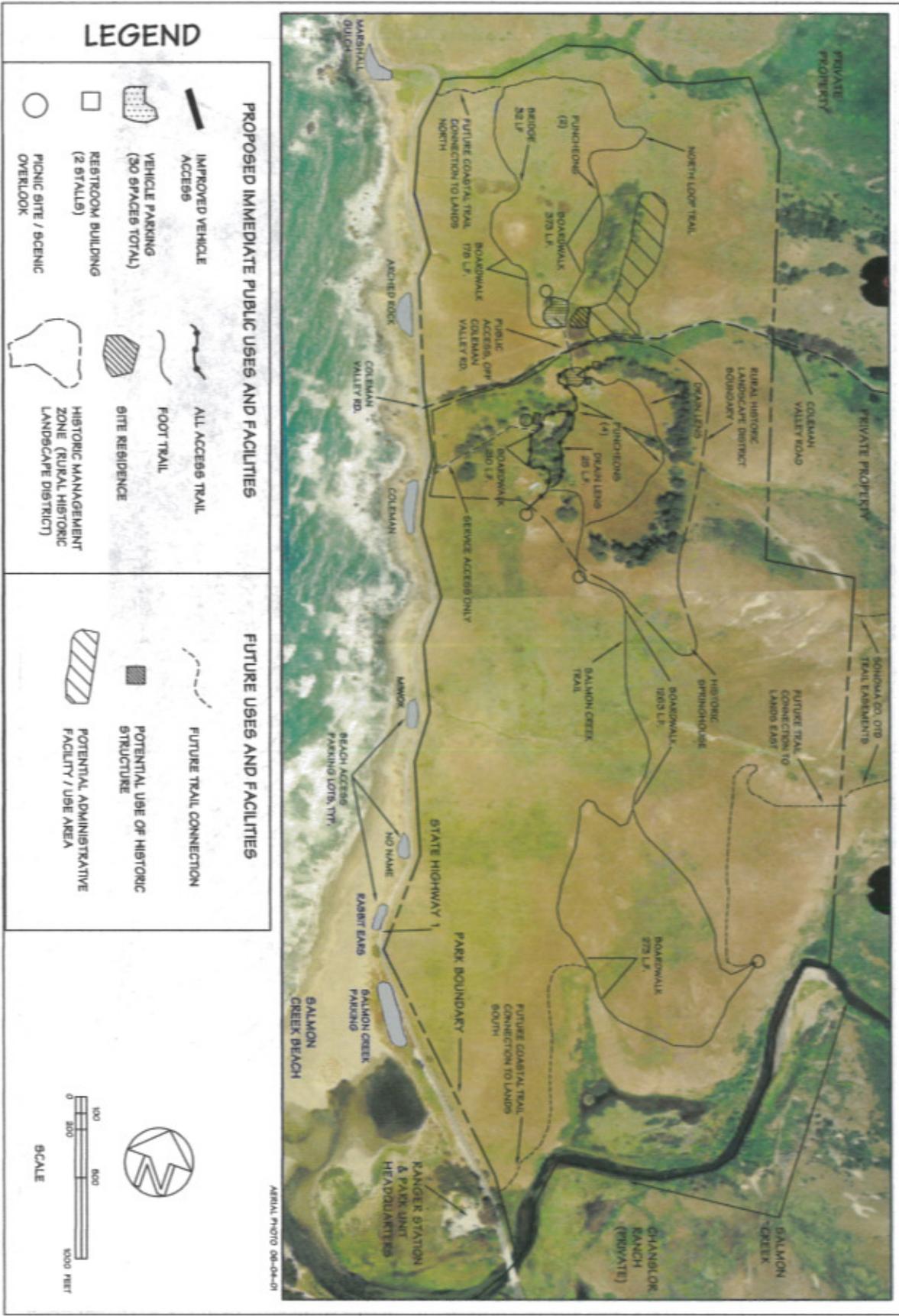
PHOTO 09-28-06



VIEW FROM ARCHED ROCK PARKING LOT

PHOTO 09-28-06

SHEET NO. 4 OF 5	DRAWING NO. 631-0156	SONOMA COAST STATE BEACH CARRINGTON RANCH SITE ANALYSIS - VIEWSHED MAPPING		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION RUSSIAN RIVER DISTRICT APPROVED: _____ DATE: _____		REVISIONS ORIGINAL	DATE SEPT 06	DESIGNED OSBORN DRAWN SHANNON CHECKED

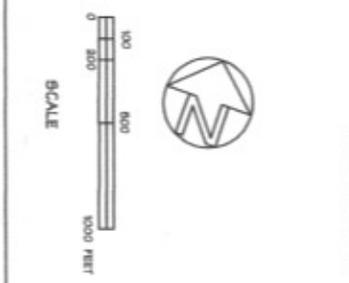


LEGEND

PROPOSED IMMEDIATE PUBLIC USES AND FACILITIES		FUTURE USES AND FACILITIES	
	IMPROVED VEHICLE ACCESS		FUTURE TRAIL CONNECTION
	VEHICLE PARKING (30 SPACES TOTAL)		POTENTIAL USE OF HISTORIC STRUCTURE
	RESTROOM BUILDING (2 STALLS)		POTENTIAL ADMINISTRATIVE FACILITY / USE AREA
	PICNIC SITE / SCENIC OVERLOOK		
	ALL ACCESS TRAIL		
	FOOT TRAIL		
	SITE RESIDENCE		
	HISTORIC MANAGEMENT ZONE (RURAL HISTORIC LANDSCAPE DISTRICT)		

LEGEND

	POTENTIAL ADMINISTRATIVE FACILITY / USE AREA
--	--



SONOMA COAST STATE BEACH
CARRINGTON RANCH
 IMMEDIATE PUBLIC USE PLAN

RESOURCES AGENCY OF CALIFORNIA
 DEPARTMENT OF PARKS AND RECREATION

APPROVED: _____ DATE: _____

REVISIONS	DATE
ORIGINAL DRAWING	OCT. 2006
HIST. MON. ZONE REV.	AUG. 2007
TRAIL WORK ITEMS -AMP	MAR. 2008

DESIGNED
WATT
DRAWN
SHANNON
CHECKED



Carrington Ranch -
Immediate Public Use Plan

Access Suggestion #1



DRAWING NOT TO SCALE

Advantages

- of grade intersection connection with Highway 1
- minor road development costs
- avoids wetlands
- medium to low visibility from Highway 1

Disadvantages

- Highway 1 intersection very close to existing Coleman Valley Rd. intersection.
- land base not sufficient to provide for proper road alignment
- poor potential for desired parking capacity
- would require modification of historic simple lane ranch access.

Sheet 6-b

64 OF 6 SHEET NO.	001-0156 DRAWING NO.	SONOMA COAST STATE BEACH CARRINGTON RANCH IMMEDIATE PUBLIC USE PLAN		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		DESIGNED ZIONSON	DATE FEB. 2009	CHECKED SHANNON
		APPROVED _____	DATE _____	ORIGINAL DRAWING	REVISIONS	CHECKED SHANNON		



Carrington Ranch Immediate Public Use Plan

Parking

Criteria for identification of suitable parking areas:

- avoidance of wetlands & natural drainages
- moderate slopes & logs
- avoid impacts to old/historic cypress trees
- non or minimally visible from Highway 1
- pedestrian connection to ranch house compliant with PPR/NOA outdoor access guidelines

Positive Attributes

- good sense of arrival for pedestrians approaching ranch house environment
- close to historic structures but far enough away to maintain character and substance of ranch house history

Negative Attributes

- wetlands, historic trees, & visibility zones limit size of area suitable for parking
- no options for overflow or special event parking



DRAWING NOT TO SCALE

Sheet # 6d

SHEET NO. 6d of 6	DRAWING NO. 691-0186	SONOMA COAST STATE BEACH CARRINGTON RANCH IMMEDIATE PUBLIC USE PLAN		RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION		REVISIONS ORIGINAL DRAWING	DATE FEB. 2008	DESIGNED SHANNON
				APPROVED _____ DATE _____				CHECKED SHANNON

APPENDIX C. SELECT GOALS AND GUIDELINES

- Preserve the natural beauty of the coastal viewshed for the enjoyment of visitors. (Goal Coast-3)
- Designate viewpoints along trails and roadways where views of the coastline are not obstructed. (Guideline Coast-3A)
- Provide signage at designated viewpoints to facilitate public viewing and interpretation of resources. (Guideline Coast 3C)
- Establish appropriate visual screening of new facility developments that are visible from the State routes or the designated scenic viewpoints. (Guideline Coast 3-D)
- Avoid new development that would decrease the scenic quality of resource within or near Sonoma Coast SB. (Guideline Coast 3E)
- Shield light sources to reduce light pollution. (Guideline Coast 3G)
- Protect and preserve significant prehistoric and historic resources. (Goal Cul-1)
- Prepare a park-wide cultural resources management plan that includes preservation, stabilization, rehabilitation, or reconstruction for significant cultural resources. (Guideline Cult-1C)
- Any plan for restoration, remodeling, adaptive reuse, or non-use of a significant cultural resource must comply with the Secretary of the Interior's standards and will require careful consideration, until a park-wide cultural resources management plan is completed. (Guideline Cult-1E)

SITE SELECTION CRITERIA

Table 3-1 Site Selection Criteria	
Facility or Improvement	Siting Criteria
Visitor Center	<ul style="list-style-type: none"> < Easy and safe access to major highway < Availability of utilities (e.g., water, sewer or septic, electricity) < Large enough area to accommodate parking lot and buildings < Avoid adverse impacts to natural and cultural resources. Minimize or mitigate impacts where alternatives are not feasible. < Outside 100-year floodplain < Without significant effect on scenic resources and coastal views, as seen from roadways, trails, and scenic viewpoints < Outside areas demonstrated to be prone to landsliding and falling rocks
Environmental Campgrounds	<ul style="list-style-type: none"> < Site without sensitive and special status natural resources and sensitive cultural resources or where effects can be minimized and mitigated < Connection to trails < Outside areas demonstrated to be prone to landsliding and falling rocks < Close proximity to recreational resources
Campgrounds	<ul style="list-style-type: none"> < Site without sensitive and special status natural resources and sensitive cultural resources or where effects can be minimized and mitigated < Outside 100-year floodplain < Large enough area to accommodate parking lot and buildings < Availability of utilities (e.g., water, sewer, electricity) < Connection to roadway < Outside areas demonstrated to be prone to landsliding and falling rocks < Close to recreational resources.
Alternative Overnight Facilities	<ul style="list-style-type: none"> < Site without sensitive and special status natural resources and sensitive cultural resources or where effects can be minimized and mitigated < Outside 100-year floodplain < Large enough area to accommodate parking area and buildings < Availability of utilities (e.g., water, sewer, electricity) < Connection to roadway < Outside areas demonstrated to be prone to landsliding and falling rocks < Close to recreational resources

APPENDIX E. SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

decision making would be similar for other property types:

Relative importance in history. Is the building a nationally significant resource—a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant *Preservation* or *Restoration*. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo *Rehabilitation* for a compatible new use.

Physical condition. What is the existing condition—or degree of material integrity—of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? *Preservation* may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then *Rehabilitation* is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

Proposed use. An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

Mandated code requirements. Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, code-required work may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

Standards for Preservation

Preservation is defined as 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. 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.

1. A property will be used as it was historically, or be given a new use that maximizes

distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Rehabilitation as a treatment. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.

Standards for Restoration

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical,

developed.

Standards for Reconstruction

Reconstruction is defined as 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.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the nonsurviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Reconstruction as a treatment. When a contemporary depiction is required to understand and interpret a property's historic value (including the re-creation of missing components in a historic district or site); when no other property with the same associative value has survived; and when sufficient historical documentation exists to ensure an accurate reproduction, Reconstruction may be considered as a treatment."

Waterway Trails	
A	Guiliana River Waterway Trail
B	Russian River Waterway Trail
C	Petaluma Waterway Trail
WA	Estero Americano Water Trail

Multi-use Trails	
D	Sonoma Coast Trail 1
E	Stevenon Trail
F	Hood Mountain Trail North
G	Taylor Mountain Trail
H	Valley of the Moon Trail
L	Copeland Creek Trail
N	Bay Area Ridge Trail: Hood Mountain-Annadel Trail
Z	Mark West Creek Trail
AA	Sodega-Sebastopol Trail
AB	Coastal Ridge River Trail
AD	Russian River Trail
AE	Armstrong Redwood Trail
AF	Old Casadero Trail
AG	Central County Trail
AH	Mayacamas Ridge Trail South
AI	South Sonoma Valley Trail
AJ	Bay Trail: Skaggs Island to Lakeville Highway
AK	Robnett Park-Jack London Trail
AL	Bay Area Ridge Trail: Petaluma to South Sonoma Mt
AN	Bay Area Ridge Trail: Jack London-Annadel
AO	Cloverdale-Lake Sonoma Trail
AP	Willow Creek Trail
AO	Geyser's Trail
AR	Kelly Road Trail
AS	Bay Area Ridge Trail / Helen Puhnam Trail
AT	Sonoma Coast Trail 2
AV	Willow Creek-Coleman Valley Trail
AX	Sonoma Developmental Center
AY	Mayacamas Ridge Trail North
AZ	Monte Rio to Coast Trail
BA	Petaluma Marsh Trail
BB	Short Tail Gulch Trail
BC	Bay Area Ridge Trail / Adobe to Adobe Trail
BD	FootHill Trail
BE	McCray Ridge Trail
BF	The Cedars Trail
BG	Salmon Creek Trail

Class 1 Bikeways	
I	West County Trail
J	Santa Rosa Ck. Trail (unincorporated)
K	Gossage Trail
N	Sonoma Railroad ROW Trail
O	Colgan Creek Bikeway
P	Roseland Creek Bikeway
Q1	NWPRR Santa Rosa-Santa Rosa
Q2	NWPRR Santa Rosa-Robnett P.
Q3	NWPRR Robnett Park-Petaluma
Q4	NWPRR Petaluma-Marin Co.
Q5	Bay Trail: NWPRR Port Sonoma-Lakeville
R	Petaluma Creek Bikeway
S	Central Sonoma Valley Trail
T	Laguna de Santa Rosa Ch
U	Kenwood-Santa Rosa Trail
V	Sonoma Creek
W	Second Napa Slough Bikeway
X	Dutch Bill Creek Bikeway
Y	Hunter View Creek Bikeway
AW	Bellevue Trail
AU	Santa Rosa Creek-West County Trail

Trail routes shown on the Outdoor Recreation Plan Map in areas currently designated on the County General Plan Land Use Maps as "Land Intensive Agriculture", "Land Extensive Agriculture", "Open Space Agriculture", "EPA, NPS, or other federal, state, or local agency owned, managed, or developed public lands", "road right of way units or routes there is a specific interest or concern expressed by a willing property owner/owner."

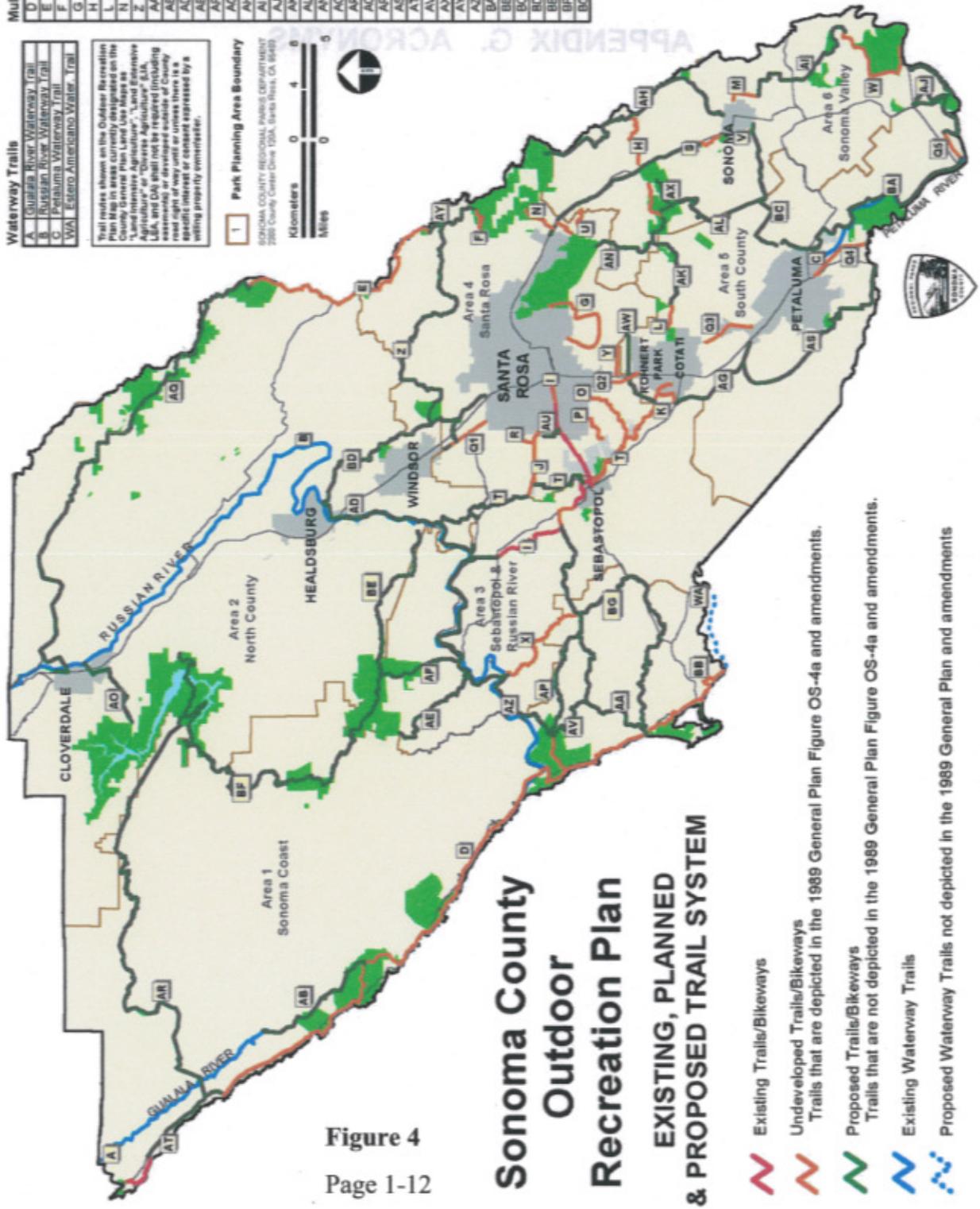


Figure 4
Page 1-12

Sonoma County Outdoor Recreation Plan & PROPOSED TRAIL SYSTEM

- Existing Trails/Bikeways
- Undeveloped Trails/Bikeways
- Trails that are depicted in the 1989 General Plan Figure OS-4a and amendments.
- Proposed Trails/Bikeways
- Trails that are not depicted in the 1989 General Plan Figure OS-4a and amendments.
- Existing Waterway Trails
- Proposed Waterway Trails not depicted in the 1989 General Plan and amendments

ACRONYMS

AT&T	American Telephone and Telegraph Company
BBQ	barbecue
CRP	Circuit Rider Productions
Department	California Department of Parks and Recreation
DPR	California Department of Parks and Recreation
Draft General Plan/EIR	Sonoma Coast State Beach Preliminary General Plan and Draft Environmental Impact Report
Draft IPU Plan	Draft Immediate Public Use Facilities Plan
EIR	Environmental Impact Report
F	Fahrenheit
gpm	gallons per minute
Highway One	State Highway 1
HWY 1	State Highway 1
HWY 12	State Highway 12
HWY 116	State Highway 116
IPU	immediate public use
IPU Plan	Immediate Public Use Facilities Plan
LCP	Sonoma County Local Coastal Plan
PG&E	Pacific Gas and Electric Company
RV	recreational vehicle
SCAPOSD	Sonoma County Agricultural Preservation and Open Space District
State	State of California