

# STORNETTA BROTHERS COASTAL RANCH

## Location:

Surrounding Point  
Arena Lighthouse and  
immediately south of  
Manchester State Park  
Mendocino Co., CA

## Acres:

1,860

## Resources:

Over two miles of  
Pacific Ocean coastline  
and prime habitat for  
threatened & endan-  
gered species including  
the Point Arena  
mountain beaver,  
snowy plover, red-  
legged frog, and  
Mendocino coast  
Indian paintbrush

## Potential Use:

Division of ranch and  
sale of ocean-front  
homesites

## Opportunity:

Owners will consider  
selling the property for  
conservation purposes

## Price:

To be determined by  
independent appraisal



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## Location

This unique and spectacular property is located along the rugged Mendocino County coast, just a few miles north of the town of Point Arena. The ranch features over two miles of Pacific Ocean coastline, the estuary/mouth of the Garcia River and an adjacent sandy beach, as well as a seven-acre island that is accessible from shore at low tide. The property includes all of the land surrounding the historic Point Arena Lighthouse (circa 1870) and extends inland approximately two miles, crossing State Highway 1. Contiguous to the north end of the property is Manchester State Park, while on the south end is a former Coast Guard Reservation station now used as a marine research facility.

The property can be divided into roughly three sections: 400 acres of low-lying agricultural land bisected by the Garcia River, 935 acres of ocean-fronting pastureland (including the island), and approximately 230 acres of dry upland pastureland primarily to the east of Highway 1. The ocean-fronting pastureland is situated between the Pacific







Ocean and the Garcia River and includes gently sloping topography with several creeks draining into the ocean. This section of the ranch provides spectacular ocean views. The ranch's dry upland pasture has sloping topography with a large open expanse and includes the highest elevations on the property. ■

## Resources

The property contains significant natural resources, including critical wildlife habitat, abundant water and diverse vegetation. Several riparian corridors, including Hathaway Creek, extend through the property. The ranch also has extensive wetlands, numerous ponds and springs, groves of cypress trees, grassy meadows and sand dunes. Migratory waterfowl, shorebirds, raptors and other wildlife thrive in the property's pasturelands and wet areas, including the mud flats of the Garcia River estuary. The California Natural Diversity Database identifies a number of rare natural





communities on the property including freshwater seep, coastal freshwater marsh, northern coastal saltwater marsh, north coast riparian scrub, northern dune scrub, northern coastal bluff scrub and beach pine forest.

According to the CA Department of Parks and Recreation's Manchester State Park (contiguous to the property boundary) general plan dated 1992, there are several threatened and endangered species in the area, including the Point Arena mountain beaver. Given the beaver's limited range, the property could play an important role in the species' recovery. The western snowy plover and the California red-legged frog also occur in the area and both are currently listed as threatened species. Two candidate wildlife species, the Behren's silverspot butterfly and the northern red-legged frog, occupy the surrounding area as well. Candidate plant species include the Mendocino coast Indian paintbrush, the north coast sand-verbena, the swamp harebell, the supple daisy, Roderick's fritillary, and the coast lily.



The Garcia River provides prime habitat for coho and chinook salmon, as well as steelhead. Anadromous fish species on creeks and rivers along the Northern California Coast are known to have special ecological value for their genetic diversity. The Garcia





River watershed has been identified as a key recovery area in recent Endangered Species Act listings. The property is part of the Central California Coast Evolutionary Significant Unit (ESU) for the threatened coho, the California Coastal ESU for the threatened chinook, and the Northern California Coast ESU for the threatened steelhead.

The property is also rich in cultural history. The Garcia River mouth was the main village community of the Bokeya Pomo people who lived in the area for 9,000 to 12,000 years until the early 19th century. The village called Pda'hau literally meant 'rivermouth'.

The Manchester State Park General Plan identifies a substantial portion of the property as an appropriate future addition to the Park, citing the value of managing and protecting abutting private lands with scenic and ecological values. Each year, over 30,000 visitors to the Point Arena Lighthouse





pass through this picturesque property on a paved county road that runs along the ranch's coastline. Coastal access to the tidepools and beaches in this area could be greatly enhanced if the land were in public ownership. ■

## Current and Potential Uses

The ranch is currently being used for cattle grazing and farming of potatoes, peas, beans and other crops. At various times during the 1900's, a meat packing plant and a dairy were located on the property. The ranch compound (limited to approximately 30 acres) is located in the northeastern corner of the property and is developed with residences, barns and outbuildings, including several historic structures that date to the early 1900's.

The property has been owned by a family partnership for many decades but there are now plans to divide the ranch



and sell it for financial reasons. If the ranch is divided, it is likely that the property's coastal bluffs will be developed as ocean-front homesites, while farming and ranching operations continue within the Garcia River floodplain. ■

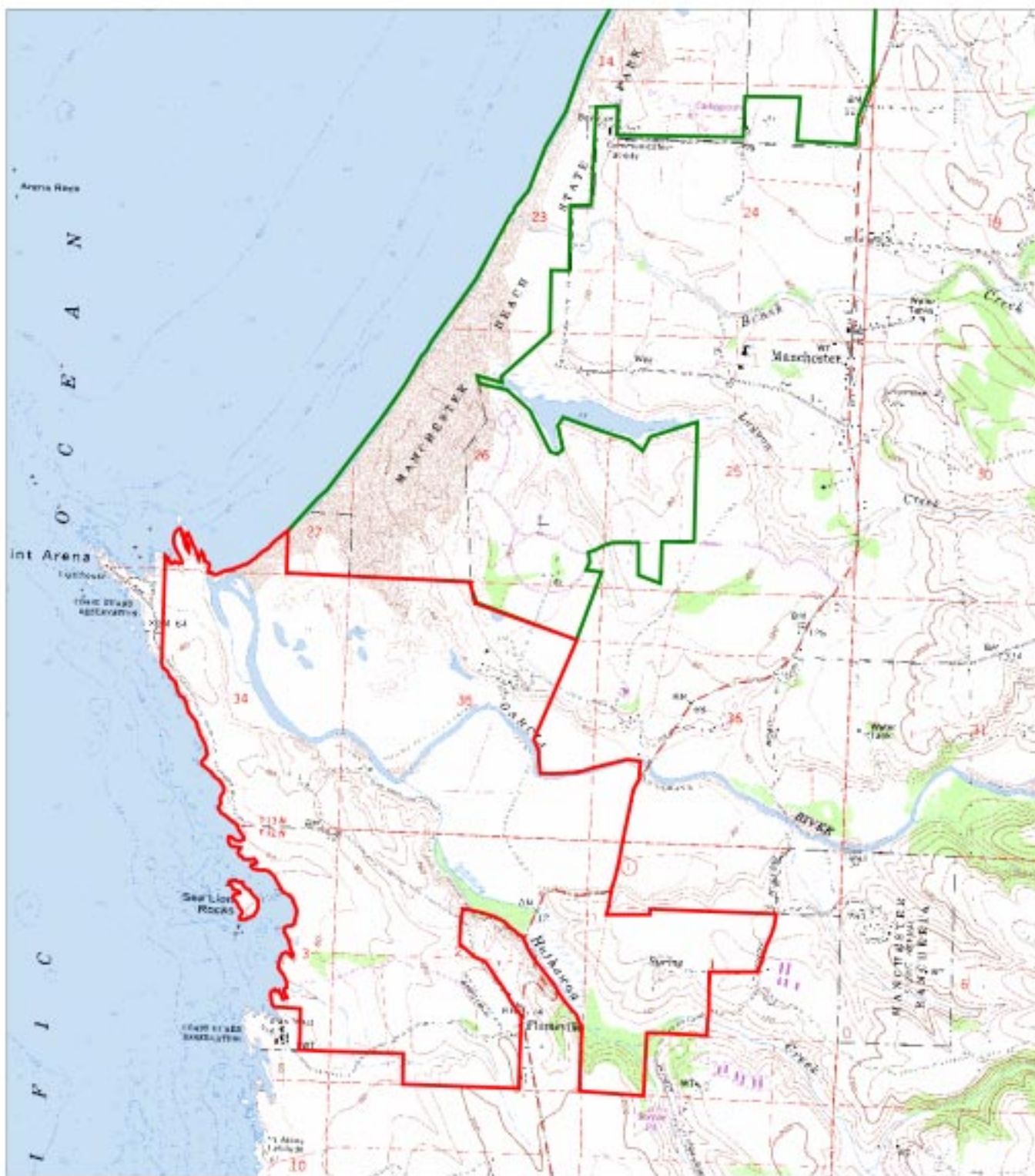
## Opportunity

There is currently an opportunity for public agencies and/or conservation groups to purchase the ranch, protect its unique natural resources and provide enhanced public access along a significant stretch of California coastline. If public acquisition efforts fail, the owners will be forced to divide the ranch and sell the land privately. ■

## Price

To be determined by independent appraisal. ■





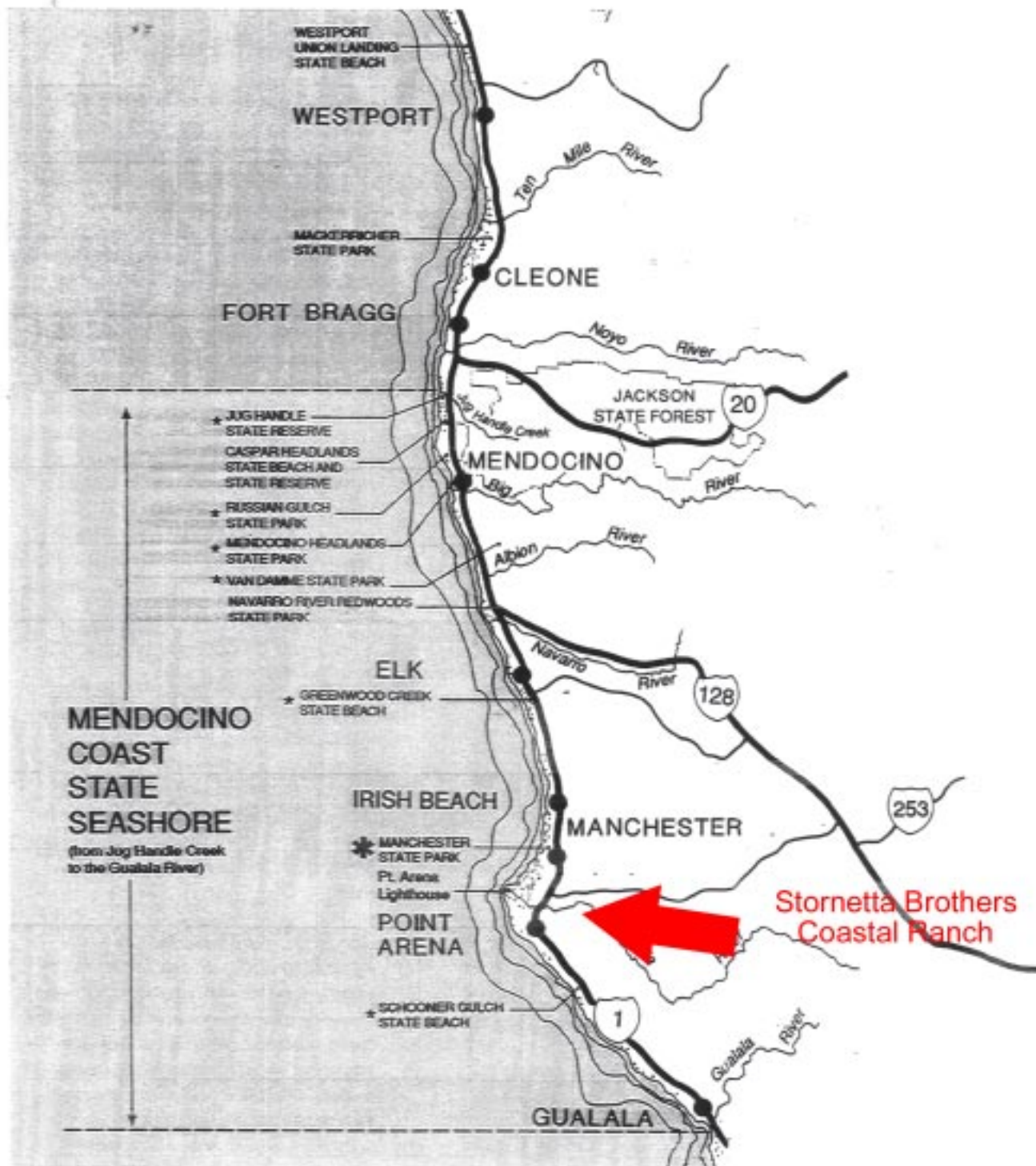
# **Stornetta Brothers Coastal Ranch** **Mendocino County** **Ownership and Topographical Map**

- ▭ Stornetta Brothers Coastal Ranch
- ▭ Manchester State Park (CA DPR)



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## MENDOCINO COAST STATE SEASHORE

### MANCHESTER STATE PARK - MAP 4 RESOURCE ELEMENT OF THE GENERAL PLAN

CALIFORNIA RESOURCES AGENCY  
DEPARTMENT OF PARKS AND RECREATION  
DRAWING NO. 16182

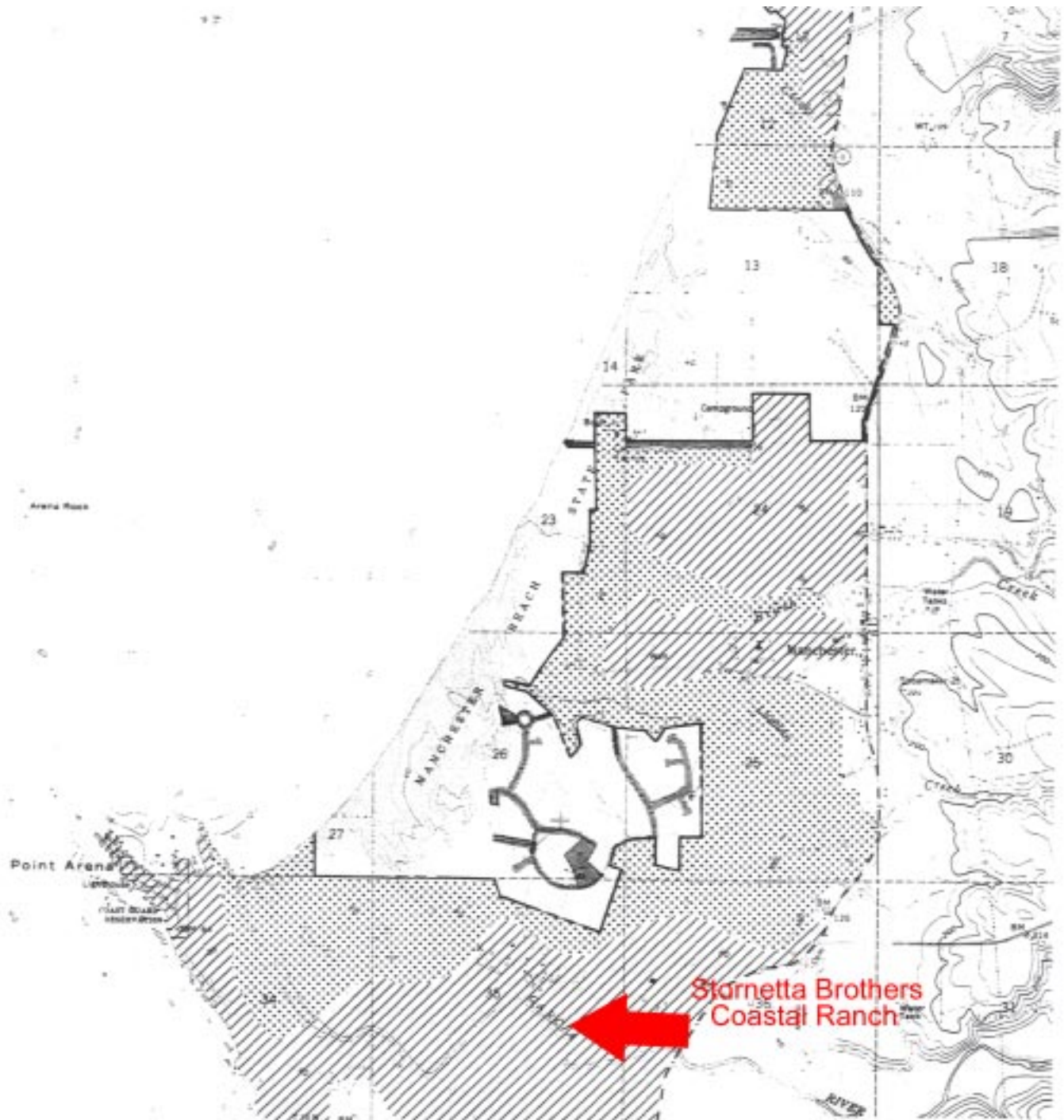
#### KEY

- ★ STATE PARK SYSTEM UNITS INCLUDED IN EXISTING STATE SEASHORE DESIGNATION
- \* PROPOSED ADDITION TO MENDOCINO COAST STATE SEASHORE



Aerial Photo  
Stornetta Brothers  
Coastal Ranch





## APPROPRIATE FUTURE ADDITIONS

### MANCHESTER STATE PARK - MAP 13 LAND USE ELEMENT OF THE GENERAL PLAN

CALIFORNIA RESOURCES AGENCY  
DEPARTMENT OF PARKS AND RECREATION  
DRAWING NO. 26195

#### KEY

-  PRIORITY 1
-  PRIORITY 2
-  PRIORITY 3
-  STATE PARK BOUNDARY



NOTE: This map is for long range planning purposes only and does not represent a commitment to acquire.

For additional information please contact:

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