

HEARST RANCH

Conservation Easement Area

Summary of Resources

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I. Introduction

The entire Hearst Ranch includes approximately 82,000 acres (128 square miles) and 18 miles of California's most scenic and tourist-traveled coastline. Conservation easements are proposed in order to continue the preservation and maintenance of the Property's exceptional ecological, visual and agricultural resources and to continue agricultural production on the site, which has been instrumental in maintaining these resources. The vast majority of the property that would be subject to easements is located east of the federally designated All-American Road and California Scenic Highway 1. This document provides a summary of resources on the area of the Hearst Ranch proposed for conservation easements (the "Property").

The Property has one of the most remarkable and diverse assemblages of native plants, plant communities, and natural habitats in all of California. Few, if any areas approach the Property's diversity of species and vegetation. At least half of all known plant species occurring in San Luis Obispo County have been observed on the Property. Elevations on the Property rise from sea level along the coastline to over 3600 feet on some of the peaks along the ridgeline of the Santa Lucia Mountains. The diverse topography and climate contribute to the vast and diverse number of species on the Property.

Overall, the Property is home to more than 1,000 plant and wildlife species. Many plant species listed by the California Native Plant Society are known to occur on the Ranch.

The Property offers unique cultural and archeological resources, coastal and interior habitats, and native plant and wildlife species, maintained in a large, contiguous and principally undeveloped landscape. It features connectivity providing wildlife corridors to other large natural open areas (including Los Padres National Forest, Fort Hunter Liggett, Camp Roberts, the Pacific Ocean, and other open lands held by state and federal agencies and private parties).

Habitats represented within the Property include: coastal creeks, streams, springs, wetlands, stock ponds, perennial grasslands, serpentine outcrops and soils, dunes, maritime chaparral, coastal prairie, coastal bluff scrub, oak woodlands, oak savannas, riparian woodlands, sycamore woodlands and mixed evergreen forests.

The Property also includes unsurpassed coastal scenic vistas, Santa Lucia Mountain views, and the historic working ranching landscape as viewed by millions of visitors along State Highway 1, a federally designated All-American Road, and from the Hearst-San Simeon State Historical Monument.

II. Summary

A. Resources and Habitats

The proposed easement area offers extraordinary resources on approximately 80,000 acres. The 126 square mile easement area is approximately five times the size of Manhattan and over two and a half times the size of the City and County of San Francisco. It has been owned and managed as an agricultural and ranching property for nearly 150 years by Hearst which has kept the property intact and pristine. Though much of the 80,000 plus acres do not contain critical habitat or species, scattered across the property are numerous areas of habitat which would be protected under the conservation easement which limits future uses. Under the easement, the working agricultural landscape would be preserved and future development would be dramatically limited. This summary describes the conservation easement area and identifies the types of resources located on the different areas of the Property.

Under the proposed conservation easement, strict limitations are placed on any future applications for additional development on the Property, in accordance with the terms of the easement. Any such applications would require additional environmental review as required by the responsible agency, such as the County of San Luis Obispo, which would be conducted at a detailed level and would be reviewed in accordance with legal requirements for development, including the California Environmental Quality Act.

Elevations on the Property rise from sea level along the coastline to over 3600 feet on some of the peaks along the ridgeline of the Santa Lucia Mountains. In addition to the sheer size of the Property, the diverse topography and climate contribute to the vast and diverse number of species on the Property. Plant and wildlife habitats and their approximate acreages within the Property:

- 20 acres of wetlands and freshwater lagoons
- 25,000 acres of California grassland and coastal prairie
- 7,500 acres of coastal scrub communities
- 15,000 acres of chaparral communities
- 28,500 acres of coast live oak and other woodlands
- 1,400 acres of riparian woodland and riparian streams
- 3,300 acres of forests
- 100 acres of streambeds/floodplains
- More than 60 stock ponds
- 7 major watershed drainages

The vast plant and wildlife species identified on the Property include:

- The golden eagle, a California species of special concern
- The federally threatened California red-legged frog
- The yellow-legged frog, a California species of special concern

- The federally threatened steelhead
- The federally threatened tidewater goby
- A vast array of wetlands plants

Many non-listed species of wildlife, including amphibians, reptiles, birds and mammals occur on the Property. Some of the mammals include:

- California black bears
- Zebras
- Black tailed deer
- Roosevelt elk
- Barbary sheep
- Sambar deer
- Bobcats
- Mountain lions
- Tahr goat

B. Visual Resources

The Property possesses spectacular visual resources. The surrounding public resources further enhance the importance of the Property's visual resources. The federally designated All-American Highway and California Scenic Highway One runs adjacent to the Property and is a major scenic corridor that facilitates four million car trips per year. Further, the Property surrounds the Hearst San Simeon State Historical Monument (Hearst Castle), which is visited by approximately one million people each year.

C. Ecological Connectivity

The Property has one of the most remarkable and diverse assemblages of native plants, plant communities, and natural habitats in California. Few, if any areas approach the Property's diversity of species and vegetation types. In addition, because of the Property's size and resources, a conservation easement would provide significant ecological connections to other parts of the State and to other nearby conservation efforts.

In total, the property contains seven major watershed drainages covering a total of approximately 80,000 acres of the Central California coast and inland foothill region. This includes the San Carpoforo, Arroyo de la Cruz, Oak Knoll/Arroyo Laguna, Little Pico Creek, Pico Creek, and Nacimiento River Little Burnett Creek/Tobacco Creek watersheds.

The conservation easements also provide a logical link to other conservation efforts in the area, including the addition of the Williams, Sur Sur Ranch, the Baldwin properties and the Los Padres National Forest to the north, the purchase of the East-West Ranch in Cambria and the Molinari, CT Ranch, Williams, Sea West, and Estero conservation

acquisitions to the south. In connection with these other conservation efforts, the conservation easement assists in the overall goal of protecting large areas of intact California native plant and animal habitats from Cayucos north to the Big Sur coast.

Because of the Property's size and resources, the conservation easements would provide a cumulative benefit by: (i) preventing fragmentation of resources both within the Property and with respect to conservation areas to the north, south and east; and (ii) providing a conservation opportunity that cannot be matched by conservation of smaller properties on a piece by piece basis.

D. Historic Working Landscape

The Property has operated as a cattle ranch since the mid-1800's. The conservation easement would preserve the historic working landscape on the Property, which includes the continuing ranch operations. In addition to providing a continued economic benefit by providing a foundation for jobs, taxes and agricultural production, the ranch operations have been a critical component to protecting and maintaining the Property's resources.

Historical agricultural uses of what is now the Hearst Ranch began soon after the establishment of the Spanish Mission San Miguel Arcangel in 1797. The current ranch area was considered to be Mission land and the livestock from the mission began to roam the hills around what is now San Simeon. After Mexican independence from Spain, two Mexican land grants were created in the San Simeon area. These two grants included the Piedra Blanca Rancho comprising 48,806 acres, and the San Simeon Rancho comprising 4,469 acres. Livestock grazing on these land grants continued under the land grantees.

In 1865, George Hearst purchased the Piedra Blanca Rancho land grant followed shortly thereafter by purchase of the San Simeon Rancho land grant. George Hearst made these ranches into one of the finest stock farms in the state, with prize blooded cattle being sold for premium prices (Beck and Haase, 1974). An 1883 history of San Luis Obispo County publication describes agricultural uses of the Hearst Ranch as follows:

“Thus far, it may be said, the chief production of the rancho, in common with the whole coast, are butter and cheese. As to grain and other soil products, the Piedras Blancas lands are of first class, being nearly all susceptible of cultivation and of surpassing richness. Corn, peas, barley, beans, and oats are raised.”

Both George Hearst and his son William Randolph Hearst, subsequently added additional ranch lands adjacent to these land grants to eventually create the 82,000 acre Hearst Ranch of today.

The Hearst Ranch has carried forth a tradition of adaptive management and stewardship since the family purchased the ranch in 1865. Pro-active adaptive management implementation has been an integral part of the overall agricultural program management as well as for day-to-day ranch management.

The Ranch's historic working landscape can only be preserved if there are continued ranching and agricultural operations free from commercial and other development pressure. Ranching is a critical component in the protection and maintenance of the Ranch's natural resources. Well-managed grazing is one of the primary reasons for the excellent condition of the native grassland and coastal prairie areas along the terraces. In fact, Hearst Ranch is among the best managed cattle ranches in the nation and is a model for preservation and maintenance of environmental resources.

Other areas of the Ranch have played important parts in California's early history as well. At one time, the Ranch supported a wide variety of agricultural operations, including crop and dairy farming. Additionally, a portion of the craggy coast was home to a small yet bustling whaling village.

III. Resources and Habitats (All Acreages are Approximate)

A. Wetlands and Freshwater Lagoons (20 acres)

The Property's freshwater lagoons host a rich assemblage of plants and provide a key resource for several species. Species present in these lagoons include the following:

- Steelhead (*Oncorhynchus mykiss*)
- Tidewater goby (*Eucuclogobius newberryi*)
- Stickleback (*Gasterosteus aculeatus aculeatus*)
- Western pond turtle (*Clemmys marmorata*)
- California Red-legged frog (*Rana aurora draytonii*)

The Property's wetlands are home to many plants and numerous wildlife species have been observed in or near wetland areas. Wetland plants include:

- Elodea (*Elodea* ssp.)
- Quillwort (*Isoetes* ssp.)
- Pondweed (*Potamogeton* ssp.)
- Sedges (*Carex* ssp.)
- Rushes (*Juncus* ssp.)
- Cattail (*Typha* ssp.)
- Mimulus (*Mimulus* ssp.)

Some of the notable bird species observed in or near wetlands areas include:

- The great blue heron (*Ardea herodias*)
- The snowy egret (*Egretta thula*)
- Great egret (*Ardea alba*)
- Green heron (*Butorides virescens*)
- The black-crowned night heron (*Nycticorax nycticorax*)

B. Sand Dunes (20 Acres)

A 20-acre sand dune complex is located on the Property. These dunes include plant species such as:

- Sand verbena (*Achillea* ssp.)
- Yarrow (*Ambrosia* ssp.)
- California saltbush (*Atriplex* ssp.)
- Dune morning glory (*Calystegia* ssp.)
- Dune evening primrose (*Camissonia* ssp.)
- Iceplant
- California sagebrush (*Artemisia* ssp.)
- Coyote bush (*Baccharis pilularis*)
- Coastal buckwheat (*Eriogonum parvifolium*)
- Sage (*Salvia* ssp.)
- Tree lupine (*Lupinus arboreus*) has encroached into some grassland areas bordering the dune complex
- Compact cobwebby thistle (*Cirsium occidentale* var. *Hoover* – CNPS List 1B: RED 2-2-3)
- Branching beach-aster [(*Corethrogyne leucophylla* (Lindl.) Jeps.] – CNPS List 3: RED 1-2-3)
- San Francisco gumplant (*Grindelia hirsutula* var. *maritima* – CNPS List 1B: RED 2-2-3)

In addition to plant species found in the dunes, the dunes provide a resource for several species of birds, including the following:

- Western snowy plover (*Charadrius alexandrinus nivosus* – Federally threatened – DFG:CSC)
- The long-billed curlew (*Numenius americanus* – DFG: CSC)
- Marbled godwit (*Limosa fedoa*)
- Killdeer (*Charadrius vociferus*)
- Sandpipers (several species)
- The black oystercatcher (*Haematopus bachmani*)
- The double-crested cormorant (*Phalacrocorax auritus* – DFG: CSC)

C. California Grassland and Coastal Prairie (25,000 Acres)

The Property possesses exceptional grasslands and coastal prairie. While there is approximately 200 acres of coastal prairie on the property, the following species are located in these areas. Some species consist of interspersed patches in these areas:

- Annual ryegrass
- Bromes
- Fescues
- Filaree
- Bur clovers
- The Arroyo de la Cruz mariposa lily (*Calochortus clavatus* var. *recurvifolius* – CNPS List 1B:RED 3-2-3)
- The large-flowered mariposa lily (*Calochortus weedii* var. *Purdy* – CNPS List 1B: RED 2-2-3)
- San Luis Obispo sedge (*Carex obispoensis* Stacey – CNPS List 1B: RED 2-2-3)

Where deep adobe soils exist, which retain moisture for a long period of the winter, spring and into summer months, the following species were observed:

- Blue-eyed grass (*Sisyrinchium bellum*)
- Goldfields (*lasthenia species*)
- Purple mint (*Pogogyne douglasii*)
- The flowering lilies (*calochortus species*)

Numerous bird species have been observed in or adjacent to grassland or coastal prairie areas on the Property. Bird species observed in these areas include:

- The white-tailed kite (*Elanus leucurus* – California Species of Special Concern, DFG: Fully Protected)
- The golden eagle (*Aquila chrysaetos* – California Species of Special Concern, DFG:CSC)
- The sharp-shinned hawk (*Accipiter striatus* – DFG: CSC)
- The great blue heron (*Ardea herodias*)
- The snowy egret (*Egretta thula*)
- The northern harrier (*Circus cyaneus* – DFG:CSC)
- The California brown pelican (*Pelecanus occidentalis californicus* – Federal Endangered and State Endangered)
- Turkey vultures (*Cathartes aura*)
- The bald eagle

Other wildlife species, including non-native species, seen in the grasslands include:

- Black tail deer
- Roosevelt elk
- Sambar deer
- Zebras
- Barbary sheep

- Feral pigs
- Skunks
- Raccoons
- Tahr goat
- Wild turkeys

Zebras are seen frequently on the Junge Ranch grasslands at the south end of the Property. A herd of about 125 zebra has freely resided there since being released from the Hearst Castle Zoo years ago.

D. Bunchgrass on Franciscan Outcrops (60 Acres)

Approximately 60 acres of land on the Property contains bunchgrass on franciscan outcrops. Serpentine or franciscan outcrops and soils derived from these outcrops form a special habitat for rare plant communities that may include perennial bunchgrasses, herbaceous plants and forbs.

The Property includes numerous pristine habitats, and the presence of certain serpentine, such as the chocolate lily or chocolate bells indicates that the ground has never been plowed or graded. Serpentine endemics that have been observed in the coastal outcrops include:

- Palmer's spineflower (*Chorizanthe palmeri* S. Wats – CNPS List 4: RED 1-3-3),
- Small-leaved lomatium (*Lomatium parvifolium*- CNPS List 4: RED 1-2-3),
- Chocolate lily (*Fritillaria biflora*)
- Shooting stars (*Dodecatheon* ssp.)
- Mariposa lily (*Calochortus* var. *recurvifolia* – CNPS List 1B: RED 3-2-3)
- Hoffman's sanicle (*Sanicula hoffmannii* – CNPS list 4: RED 1-1-3), and
- Hickman's onion (*Allium hickmanii* Greene – CNPS List 1B: RED 2-2-3)

In addition, grasses and some pentachaeta species were observed in these areas, including:

- Native bromes (*Bromus* ssp.)
- *Koeleria macrantha*
- *Melica torreyana*
- Goldback
- Coffee ferns

There are also numerous plants and trees that are found in the interior on serpentine or franciscan-derived soils. They include the following:

- Bishop manzanita (*Arctostaphylos obispoensis* – CNPS List 4: 1-1-3)
- Yucca (*Yucca whipplei*)

- Foothill pines (*Pinus sabiniana*)
- Coulter pines (*Pinus coulteri*)
- Sargent cypress (*Cupressus sargentii*)
- Hardham's bedstraw (*Galium hardhamiae* – CNPS List 1B: 2-1-3)
- Palmer's spineflower (*Chorizanthe palmeri* S. Wats – CNPS List 4: RED 1-3-3)

E. Coastal Scrub Communities (7,500 Acres)

Approximately 7,500 acres of coastal scrub communities has been identified on the Property. Plants in these communities include:

- Coyote bush (*Baccharis pilularis*)
- Coastal golden-yarrow (*Eriophyllum staechadifolium*)
- Figwort (*Scrophularia californica*)
- California sagebush (*Artemisia californica*)
- Bush monkey-flower (*Mimulus aurantiacus*)
- Various species of sage (*Salvia* spp.), including black sage (*Salvia mellifera*)
- Coyote bush (*Baccharis pillularis*)
- Coffeeberry (*Rhamnus californica*)
- California aster (*Lessingia filaginifolia*)
- Beach sagewort (*Artemisia pycnocephala*)
- Coastal buckwheat (*Erigonum parvifolium*)
- Coastal golden-yarrow (*Eriophyllum staechadifolium*)
- Goldenbush (*Isocoma menziesii*)
- Iceplant

F. Chaparral Communities (15,000 acres)

These are approximately 15,000 acres of chaparral communities on the property, which includes close to one thousand acres of maritime chaparral and over 14,000 acres of mixed chaparral and chamisal chaparral. Chamisal chaparral may appear reddish when viewed from a distance, owing to the chemise in late summer and fall color. Plant species in the mixed chaparral or chamisal chaparral areas include:

- Manzanita species (*Arctostaphylos* spp.)
- Ceanothus species (*Ceanothus* spp.)
- Yerba santa (*Eriodictyon* spp.)
- Mountain mahogany (*Cercocarpus betuloides*)
- Chamise (*Adenostoma fasciculatum*)
- Sugarbush (*Rhus ovata*)
- Buckwheat

- Toyon

G. Coast Live Oak and Other Woodlands (28,500 Acres)

There are approximately 28,500 acres of coast live oak and other woodlands on the Property. The oak woodlands form dense, closed-canopy forests with an understory of grasses and forbs. Wind-sculpting is common along the coast where on-shore winds prune back vegetation in sloping patterns. Species in the coast live oak woodland include:

- Coast live oak (*Quercus agrifolia*)
- California bay (*Umbellularia californica*)
- Big-leaf maple (*Acer macrophyllum*)

Several bird and mammal species use the coast live oak woodlands as they provide cover and forage, including the following:

- Steller's jay (*Cyanocitta stelleri*)
- Scrub jay (*Aphelocoma californica*)
- Black tail deer
- Roosevelt elk (*non-native*)
- Sambar deer (*non-native*)
- Bobcats
- Other small mammals

H. Foothill Woodland (6,000 Acres)

Approximately 6,000 acres of foothill woodland is located on the Property. Foothill woodland is found in the higher elevations and interior. Species located in this community include:

- Coast live oak (*Quercus agrifolia*)
- Valley oak (*Quercus lobata*)
- Blue oak (*Quercus douglasii*)
- Foothill pine (*Pinus sabiniana*)
- California buckeye (*Aesculus californica*)
- California juniper (*Juniperus californica*)

Scattered shrubs may intergrade with foothill woodland, and include:

- Manzanita species (*Arctostaphylos* ssp.)
- Buckbrush (*Ceanothus cuneatus*)
- Yerba santa (*Eriodictyon californicum*)
- Coffeeberry (*Rhanmus californica*)

- Gooseberry (*Ribes quercetorum*)

Several bird species, including several types of raptors, are abundant in the foothill woodland areas. These species include:

- Golden eagles
- Turkey vultures
- Red-tailed hawks
- California quail
- Mountain quail
- Wild turkeys
- Band-tailed pigeons

An extensive and diverse range of other wildlife has also been observed on the Property in foothill woodland areas. Some of these species are also found in valley oak woodland, mixed evergreen and conifer forest. These species include:

- California Black Bear
- Mountain lions
- Roosevelt elk
- Black tail deer
- Bobcat
- Badger
- Fox

I. Riparian Woodland and Riparian Streams (1,400 Acres)

Approximately 1,400 acres of riparian woodland is present on the Property. Species in some or most of these areas include:

- Sycamore (*Platanus racemosa*)
- Cottonwood (*Populus fremontii*)
- California bay (*Umbellularia californica*)
- Coast live oak (*quercus agrifolia*)
- Willow species (*Salix* spp.)
- Valley oak (*quercus lobata*)
- Alder (*Alnus rhombifolia*)

Some riparian streams offer habitat to a wide range of amphibians and reptiles, including the following:

- Yellow-legged frog (California Species of Special Concern)

- California red-legged frog (*Rana aurora draytonii* – Federally threatened, DFG: CSC)
- Western pond turtle (*Clemmys marmorata*)
- Two-striped garter snake
- Santa Cruz garter snake
- Western rattlesnake

In addition, the riparian streams offer habitat value to a wide range of birds. Birds that have been observed along riparian corridors include:

- The acorn woodpecker (*Melanerpes formicivorus*)
- Downy woodpecker (*Picoides pubescens*)
- Mourning dove (*Zenaida macroura*)
- Red-tailed hawk (*Buteo jamaicensis*)
- Turkey vulture (*Cathartes aura*)
- American kestrel (*Falco sparveris*)
- Golden eagle (*Aquila chrysaetos*)
- Wilson's snipe (*Gallinago delicata*)
- Red-necked phalarope (*Phalaropus lobatus*)
- Several species of yellow warblers (*Dendroica* ssp.)
- The American crow (*Corvus brachyrhynchos*)
- Common raven (*Corvus corax*)
- The European starling (*Sturnus vulgaris*)
- The canyon wren (*Catherpes mexicanus*)
- The American dipper (*Cinclus mexicanus*)
- Mergansers (*Mergus* ssp.)
- Bald eagle

J. Valley Oak Woodland (1,000 Acres)

Approximately 1,000 acres of valley oak woodland is located on the Property. These communities are dominated by valley oak (*Quercus lobata*) that grow to be very large and scattered.

K. Mixed Evergreen Forest (300 Acres)

Approximately 300 acres of mixed evergreen forest is located on the Property. Mixed evergreen forest is located on slopes in the higher country, particularly on the north-facing slopes of the higher ridges and in deeper canyons with north-facing exposures. These communities include tree species such as those found in oak woodlands and conifer forest including the following:

- Ponderosa pine (*Pinus ponderosa*)
- Monterey pine (*Pinus radiata*)
- Coulter pine (*Pinus coulteri*)
- Coast live oak (*Quercus agrifolia*)
- Valley oak (*Quercus lobata*)
- Blue oak (*Quercus douglasii*)
- Tan bark oak (*Lithocarpus densiflorus*)
- Canyon live oak (*Quercus chrysolepis*)
- Foothill pine (*Pinus sabiniana*)
- California buckeye (*Aesculus californica*)
- California juniper (*Juniperus californica*)
- California bay (*Umbellularia californica*)
- Big-leaf maple (*Acer macrophyllum*)
- Madrone (*Arbutus menziesii*)

Coast redwoods (*Sequoia sempervirens*) have been observed within mixed evergreen forests, however, these appear to be either planted redwoods or those that may have regenerated nearby from planted stock. Redwood trees were known to be planted by early settlers.

L. Conifer Forest (2,000 Acres)

Approximately 2,000 acres of conifer forest is located on the Property. Conifer forest is found primarily on the high ridges and mountains of the Property along the crest of the Santa Lucia range. Types of conifers that are found on the Property include:

- Ponderosa pine (*Pinus ponderosa*)
- Monterey pine (*Pinus radiata*)
- Coulter pine (*Pinus coulteri*)

One particularly prominent visual feature of the Property is the Pine Forest, which is located between Little Pico and Pico Creeks just east of Highway 1. It is a scenic feature from the highway that provides habitat for wildlife and includes Monterey cypress (*Cupressus macrocarpa*).

M. Sargent Cypress (*Cupressus sargentii*) (600 Acres)

Approximately 600 acres of Sargent cypress has been identified on the Property. Sargent cypress groves are located on serpentine or franciscan-derived soils and bedrock. Soils are thin and infertile but the sargent cypress appears to grow exclusively in this environment on the Property.

N. Santa Lucia Fir Forest (*Abies bracteata* [D.Don] Poit.) (120 Acres)

Approximately 120 acres of Santa Lucia fir has been identified on the Property. Santa Lucia firs are the rarest type of fir tree in North America. They have a distinctive, pointed-crown and conical body that is deep blue-green in color. They grow in deep canyons on the Property where sunlight is less harsh and soil moisture is higher. The populations appear healthy and seem to be successfully reproducing, as all ages of Santa Lucia firs are present.

O. Planted Forest (133 Acres Total)

A total of 133 acres of planted Monterey Pines, Monterey Cypress and Eucalyptus are located in a few distinct areas on the Property. Monterey pines and cypress were planted in the late 1800's by George Hearst and in the early 1900's by W.R. Hearst as windbreaks for San Simeon Point.

Monterey pines were also planted in windrows at Ragged Point in the early 1900's and can be seen today in distinct rows across the area. Monterey pines were also planted directly below the Hearst Castle on a ridge that partially screens the hilltop.

P. Streambed/Floodplain (103 Acres)

Approximately 103 acres of streambed/floodplain areas are located on the Property. These areas are essentially unvegetated. Some areas provide forage and resources for several fish species, including:

- Steelhead (*Oncorhynchus mykiss* – Federally threatened, DFG:CSC)
- Tidewater goby (*Eucuclogobius newberryi* – Federally threatened, DFG:CSC)
- Stickleback (*Gasterosteus aculeatus aculeatus*)
- Prickly sculpin (*Cottus asper*)
- Coast range sculpin (*Cottus aleuticus*)
- Rainbow trout
- California roach (*Lavinia symmetricus*)
- Sacramento sucker (*Catostomus occidentalis*)
- Green sunfish (*Lepomis cyanellus*)

Q. Stockponds (60+ Total)

There are over 60 stockponds on the Property. Some of these stockponds dry up during summer and fall months, and refill with rainfall during winter and spring months. Some areas serve as a resource for the following species:

- California red-legged frogs
- Western pond turtles
- Santa Cruz garter snakes

- Two-striped garter snakes
- Ducks of several varieties
- Damselflies
- Dragonflies

R. Cultural Resources

Archaeological sites have been identified on portions of the Property both west and east of Highway 1. Historic features on the west side of Highway 1 include the old town of San Simeon that started as a whaling station at San Simeon Point in 1852. The town consisted of over 45 structures and wharves with a population of more than 200 in 1868. The first shipping wharf was constructed south of the whaling station by George Hearst in 1869 but the town had declined with the whaling industry by 1878. In 1878 George Hearst constructed a larger pier, warehouses and other structures around San Simeon. In 1903, a group built an abalone-drying facility at the old whaling station site. Later, in 1930, W. R. Hearst constructed Julia Morgan-designed casas near San Simeon.

A brief history of the Property provides some background on the Property's existing ranch operations and how the Property came to comprise almost the entirety of the existing Hearst Ranch. Agricultural operations on the Property have been documented dating back hundreds of years. The Hearst Ranch was utilized for grazing by Missions San Miguel and San Luis Obispo in the late 1700 and early 1800's. The Junge Ranch portion of the Property was part of the 1842 San Simeon land grant. In 1865, George Hearst purchased the 48,806 acre Rancho Piedra Blanca. Since 1865, additional properties were added to the ranch for livestock grazing and farming uses that comprise the existing 82,000 plus acre Hearst Ranch today.

The Hearst Ranch home circa 1878 is located in the ranch headquarters area along Arroyo del Puerto. Other activities on the Property were consistent with agricultural operations. Five dairy areas were present in 1880. The Property surrounds the Hearst San Simeon State Historical Monument, which is listed in the National Register of Historic Places. While the Hearst Castle was donated to the state by Hearst and is not under the same ownership as the Property, historic features on the Property include campsite areas, adobes, homesteads, the Hearst Ranch home and the dairies discussed above. The Property was also home to several campsites and homesteads.