

Point Reyes National Seashore

PORE-INTERIM LEASE-2211

This Interim Lease is made and entered into by and between the United States Department of the Interior, National Park Service, Point Reyes National Seashore ("Lessor" or "Permitter") and Gino Lucchesi Jr, Kathleen Lucchesi, and Clayton Lucchesi ("Lessee" or "Permittee"). These Lessees have been approved by the National Park Service as Lessees to AGRI-8530-2600-9007 and AGRI-8530-2600-1003.

This Interim Lease incorporates by reference and hereby extends the rents, terms, and conditions of the attached Lease/Permit(s) AGRI-8530-2600-9007 and AGRI-8530-2600-1003 except as amended, revised or otherwise modified below. By executing this Interim Lease, Lessees expressly agree that they are bound by and will comply with the rents, terms and conditions of the attached Lease/Permit(s) as modified by this Interim Lease.

Modified Terms:

Exhibit A of AGRI-8530-2600-9007 is revised by replacing it with the Exhibit A1 (dated June 1, 2022) attached to this Interim Lease and incorporated herein by reference.

Exhibit A of AGRI-9530-2600-1003 is revised by replacing it with the Exhibit A2 (dated June 1, 2022) attached to this Interim Lease and incorporated herein by reference.

The cover sheet for Permit AGRI-8530-2600-9007 is revised to read:

"is hereby authorized during the period from 12:00 a.m. on September 15, 2022 to 11:59 p.m. on September 14, 2024 to use the following lands or facilities in the above named area:

Approximately 2,660 acres on "Home" Ranch within Point Reyes National Seashore (See Exhibit A1 attached to this Interim Lease and incorporated herein by reference)"

The cover sheet for Permit AGRI-8530-2600-1003 is revised to read:

"is hereby authorized during the period from 12:00 a.m. on September 15, 2022 to 11:59 p.m. on September 14, 2024 to use the following lands or facilities in the above named area:

Approximately 924 acres of N Ranch within Point Reyes National Seashore (See Exhibit A2 attached to this Interim Lease and incorporated herein by reference)"

Article 3(b) of 8530-2600-9007 and Article 3(b) of 8530-2600-1003 is revised as follows to clarify that BMPs are now referred to as Management Activities:

Permittee's authorized use of the Premises is subject to Permittee's implementation of Best Management Practices (BMP's) designed to preserve the integrity of park resources. Best Management Practices (i.e., Management Activities) for typical ranch operations are found in Appendix F of the General Management Plan Amendment, dated September 2020 (GMPA).

Article 3(h) of 8530-2600-9007 and Article 3(h) of 8530-2600-1003 is revised to reflect the Biological Opinions and reporting requirements that are now in effect:

Operations under this permit are subject to the conditions outlined in the U.S. Fish and Wildlife Service (USFWS) Biological Opinion for the General Management Plan Amendment, dated June 4, 2021, and the National Marine Fisheries Service Biological Opinion for the General Management Plan Amendment dated March 18, 2021 and to the related reporting requirements included as sections 3(h)(1) and 3(h)(2). These documents are available upon the Permittee's request.

A new Article 3(h)(1) is added to the Permit:

For the US Fish and Wildlife Service Biological Opinion, Permittee shall report to NPS by November 1 of each year the following:

- a. individual Management Activity projects under GMPA Appendix F conducted over the past calendar year on the Premises;*
- b. pertinent information concerning the success of meeting Avoidance and Minimization Measures for Management Activities taken on the Premises;*
- c. an explanation of failure to meet such measures, if any;*
- d. any incidental take of federally listed species under this biological opinion for that given year; and*
- e. condition of all stock ponds on the Premises.*

A new Article 3(h)(2) is added to the Permit:

For the National Marine Fisheries Service Biological Opinion, Permittee shall report to NPS by November 1 of each year the following:

- a. for fencing: the dates of monitoring and extent of repairs conducted to maintain riparian fencing identified in Exhibits A1 and A2; linear feet monitored; linear feet of any occurrences of breaching or disrepair; date(s) that breaching or disrepair was discovered; and specific dates actions were taken to repair riparian fencing;*
- b. a brief description of any ranch infrastructure activities (i.e., Management Activities from GMPA Appendix F) implemented on the Premises;*
- c. a summary of vegetation management, required NRCS Conservation Practice Standards, and mitigation measures that apply to any implemented Management Activities; and*
- d. identification of any roads that have signs of persistent erosion.*

Article 12(b) of 8530-2600-9007 and Article 12(c) of 8530-2600-1003 is revised as follows to clarify that BMPs are now referred to as Management Activities:

Permittee shall be responsible for implementing water quality related Best Management Practices identified in consultation with NPS to preserve the integrity of park resources. Water quality Best Management Practices (i.e., Management Activities) for typical ranch operations are found in the GMPA Appendix F.

Article 13(a) of 8530-2600-9007 and Article 13(a) of 8530-2600-1003 is amended to add the following new sentences at the end:

Permittee shall provide monthly actual stocking information by pasture and class of animal (cow, calf, bull) to the NPS by the 15th of the following month. The monthly reports will identify AU numbers by pasture and operation.

Article 14 of 8530-2600-9007 and Article 14 of 8530-2600-1003 is amended to include a new Article 14(c) that aligns vegetation-related Management Activities with the mitigation measures adopted in the GMPA Record of Decision:

***14(c):** Permittee shall conduct any vegetation-related Management Activities consistent with the mitigations listed in Appendix F of the GMPA and in consultation with the Park Range Manager.*

Article 20(b) of 8530-2600-9007 and Article 20(b) of 8530-2600-1003 is revised to reflect the current payment cycle:

The annual rent under this Permit is payable in advance on a semi-annual basis. Therefore, Permittee hereby agrees to pay fifty percent of the annual rate on or before December with the remaining fifty percent payable on or before June of each year during the Term.

Article 25(a) of 8530-2600-9007 and Article 25(a) of 8530-2600-1003 is revised to read:

Issuance of future leases will be in accordance with the GMPA Record of Decision, dated September 13, 2021.

IN WITNESS WHEREOF, the Superintendent, Point Reyes National Seashore, acting on behalf of the United States, in the exercise of the delegated authority from the Secretary, as Lessor, and Lessee have executed this Interim Lease by proper persons thereunto duly authorized.

THE UNITED STATES DEPARTMENT OF
THE INTERIOR, NATIONAL PARK SERVICE

Date September 14, 2022

Signed document on file
Craig Kenkel, Superintendent
"LESSOR or PERMITTER"

Date September 14, 2022

Signed document on file
Gino Lucchesi, Jr.
"LESSEE or PERMITTEE"

Date September 14, 2022

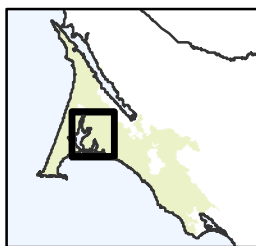
Signed document on file
Kathleen Lucchesi
"LESSEE or PERMITTEE"

Date September 14, 2022

Signed document on file
Clayton Lucchesi
"LESSEE or PERMITTEE"

EXHIBIT A1: Home Ranch (Allotment 18) Marin County, CA

U.S. Department of the Interior
National Park Service
Point Reyes National Seashore



- Ranch Boundary
- NHD Flowline
- Fence
- Stock Pond
- Riparian Fence
- Paved Road
- Unpaved Road
- Trail

Map Date: 6/1/2022
Imagery: 2018 Golden Gate National Parks Conservancy



0 0.55 Miles