

**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTATION**

Prepared for:

**Sonoma County Agricultural Preservation  
& Open Space District**

747 Mendocino Avenue, Suite 100  
Santa Rosa, CA 95401

Prepared by:

**Rob Evans & Associates**  
9378 Champs de Elysees  
Forestville, CA 95436

**March 2012**



# SONOMA COUNTY

## AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

### PAULA LANE OPEN SPACE PRESERVE CONSERVATION EASEMENT BASELINE DOCUMENTATION

Baseline Documentation Distribution List		
Baseline Copy:	Location:	Date Sent:
Archive (Original)	District Office	JUN 20 2012
Main File	District Office	JUN 20 2012
Land Owner	City of Petaluma	JUN 20 2012
PLAN	PLAN c/o Susan Kirks	JUN 20 2012
Field Copy (Monitoring)	District Office	JUN 20 2012
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**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTATION**

Sonoma County Agricultural Preservation and Open Space District

**BOARD OF DIRECTORS**

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Director David Rabbitt	2nd District
Director Shirlee Zane	3rd District
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Bob Anderson  
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Liza Prunuske  
Paul Hammond, alternate

William J. Keene, General Manager  
747 Mendocino Avenue, Suite 100  
Santa Rosa, CA 95401

**ACKNOWLEDGEMENTS**

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**Baseline Consultant:**

Rob Evans & Associates  
9378 Champs de Elysees  
Forestville, CA 95436

**District Staff Participants:**

Kathleen Marsh, Stewardship Coordinator  
Jacob Newell, Stewardship Planner  
Sara Press, Associate Open Space Planner

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Attachment	3	Paula Lane Open Space Preserve: Map B
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**ACKNOWLEDGEMENT OF CONDITION**

This document, including the attached photographs, and other exhibits and attachments, is referenced as Baseline Documentation in Section 9 of Part Three: Procedures and Remedies of the Deed and Agreement conveying a Conservation Easement (see *Attachment 1, Conservation Easement Deed and Agreement*). The subject property is known as the Paula Lane Open Space Preserve Conservation Easement property (the "Property") and this conservation easement is referred to as the Paula Lane Open Space Preserve Conservation Easement. This document is an accurate representation of Property conditions at the time the Sonoma County Agricultural Preservation and Open Space District (the "District") accepted the grant of the conservation easement.

**For City of Petaluma, Grantor**



\_\_\_\_\_  
John C. Brown, City Manager

Date: 4-24-12

**For Sonoma County Agricultural Preservation and Open Space District, Grantee**



\_\_\_\_\_  
William J. Keene, General Manager

Date: 4/24/12

**For Rob Evans & Associates, Consultant**



\_\_\_\_\_  
Robert Evans, Sole Proprietor

Date: 3/31/12

**BASELINE SUMMARY**

**Property Name:** Paula Lane Open Space Preserve Conservation Easement

**Property Owners:** City of Petaluma

**Contact Person (City of Petaluma):** Scott Brodhun, Assistant City Manager

**Phone Number:** (707) 778-4345

**Contact Person (PLAN):** Susan Kirks

**Phone Number:** (707) 241-5528

**Property Address:** 431 Paula Lane  
Petaluma, CA 94952

**Mailing Addresses:** City of Petaluma  
Attn: City Manager  
11 English Street  
Petaluma, CA 94952

PLAN  
c/o Susan Kirks  
P.O. Box 2903  
Petaluma, CA 94953

**Acquisition Date:** May 14, 2012

**Document Number:** 2012 - 046059

**Assessors Parcel Numbers:** 019-080-009 (10.10 acres)  
019-080-010 (1.12 acres)  
**Total acres: 11.22**

**Zoning:**

The Property consists of two assessors' parcels, both designated by the Sonoma County zoning ordinance as AR B6 2 (Agriculture and Residential, 2 acre density). The purpose of the Agriculture and Residential designation is to provide lands for raising crops and farm animals in areas designated primarily for rural residential use. The B6 designation refers to the maximum residential density permitted (2 acre density). Full descriptions of the County zoning designations for the Property are included (see Attachment 7, *Applicable County of Sonoma Zoning Regulations*).

The City of Petaluma's General Plan land use designation for the Property is Rural Residential (0.1 – 0.5 houses/acre). The western and southwestern most boundary of the Property is designated Urban Separator Path, proposed as a segment of trail to eventually ring the City. The City of Petaluma's General Plan identifies the western boundary of the Property as a proposed recreational trail as a segment of the Petaluma Ring Trail, which is

envisioned as a connected system of multi-use trails in the Urban Separator that will form a continuous unbroken path around the City.

**Location:**

The Property is located at the southwest intersection of Paula Lane and Sunset Drive in the unincorporated area just west of the city limits of Petaluma (see *Exhibit 1, Location Map and Exhibit 6, Sonoma County General Plan Map*). Direct access is provided via a gravel driveway from Paula Lane, and a gate from Sunset Drive.

**Approvals:** Open Space Authority: Fair Market Value: 12/09/10

Board of Directors: General Plan Consistency, Expenditure Plan Consistency, and Final Approval of Conservation Easement and Matching Grant Agreement: 04/10/12  
Resolution No. 12-**0161**

## **INTRODUCTION**

The Paula Lane Open Space Preserve Conservation Easement (“the Property”), encompassing a total of 11.22 acres of land being acquired by the City of Petaluma (“the City”), is located just outside of the western city limits of Petaluma but within the City’s Urban Growth Boundary. The District will provide \$1,050,000 under the 2008 Matching Grant Program to be used exclusively for acquisition of the Property by the City (see *Attachment 2: Matching Grant Agreement, Paula Lane Open Space Preserve*).

The City applied to the District for acquisition funds under the 2008 Matching Grant Program (see *Attachment 2: Matching Grant Agreement*). The Property will be under City ownership and managed for the City by the Paula Lane Action Network (PLAN).

The City and PLAN intend to establish the Paula Lane Open Space Preserve with matching funds of \$1,890,000 from funds and services, rental income from the two on-site residences, in-kind services and materials, fundraising activities, and other sources of eligible match contributions.

The District Board of Directors approved Conservation Easement and Matching Grant Agreement and determined that the acquisition of a conservation easement was consistent with its General Plan and Expenditure Plan on April 10, 2012 (Resolution No. 2012-~~016~~).

This report documents physical features, land use, easements, as well as biological and hydrologic features on the Property relative to the Deed and Agreement conveying a conservation easement to the District. The recorded Conservation Easement is included as Attachment 1. Under the terms of the agreement between The City of Petaluma and the District, the District will retain a conservation easement over the Property in perpetuity to preserve its important natural, open space, and agricultural values, while providing for public outdoor recreational and education opportunities. This document will be used as a reference for regular monitoring visits to ensure landowner compliance with the conservation easement.

Information for this report was provided by the appraisal report (Levy, 2010), PLAN representative Susan Kirks, District staff, and a site visit by consultant Rob Evans of Rob Evans & Associates on February 28, 2012. Photographs taken during the site visit document the physical appearance of the Property. Aerial imagery (2009) of the Property, developed by Digital Globe and acquired from Resource Strategies, Inc. was utilized to document large scale land features and for map development. Sub-consultant, Katherine Gledhill Consulting, utilizing data provided by the District and Rob Evans, developed the maps in Exhibits 1 – 7.

## **SUMMARY OF SIGNIFICANCE**

The Property includes open grassland, a sloping hillside, a swale, and mature trees, providing habitat, opportunities for foraging, and a wildlife corridor for resident and migratory species. Fourteen special-status species have been observed on the Property by PLAN volunteers, including the American Badger.



The open space preserve project furthers objectives and policies in the following categories of the District's 2006 "*Connecting Communities and the Land, A Long Range Acquisition Plan*":

- Greenbelts and Scenic Hillside: Facilitating agricultural and recreational uses of lands within greenbelts.
- Water, Wildlife and Natural Areas: Protecting key habitat linkages, and habitats important for the conservation and restoration of rare, threatened or endangered species.
- Recreation and Education: Working with partners through our Competitive Matching Grant Program to acquire or protect lands that promote public access in proximity to urban communities, and that protect Sonoma County's unique natural habitats, scenic areas and other open space values of regional importance.

The project conforms to the Sonoma County General Plan 2020 as well as the City of Petaluma General Plan 2025, which identifies the western boundary of the Property for a proposed recreational trail.

## **CONSERVATION VALUES AND PURPOSE**

Critical resources on the Property (collectively "the Conservation Values") include natural resources, open space, recreation and education, and agriculture. Paragraph 3 (Conservation Purpose) of the Easement states:

"It is the purpose of this Easement to preserve and protect forever the Conservation Values of the Property, as described in Section 2. This purpose shall hereinafter be referred to as "the Conservation Purpose of this Easement." GRANTOR and DISTRICT intend that this Easement will confine the use of the Property to activities that are consistent with the Conservation Purpose of this Easement and will prohibit and prevent any use of the Property that will materially impair or interfere with the Conservation Values of the Property. GRANTOR and DISTRICT intend that all Conservation Values of the Property will be fully preserved and protected in perpetuity. In the event, however, that the preservation and protection of one Conservation Value becomes irreconcilably inconsistent with the preservation and protection of another Conservation Value, the following priorities shall be followed: preservation and protection of natural resources shall take precedence over preservation and protection of open space resources, which shall take precedence over recreation and educational uses, which shall take precedence over agricultural uses."

## **PROJECT STRUCTURE**

The Conservation Easement contains a ~0.7-acre Building Envelope and a ~0.5-acre Agricultural Area (see Exhibit 5: Baseline Site Map).

The Easement limits residences to two primary residences, which currently exist within the Building Envelope. Agricultural structures are permitted within the Building Envelope and Agricultural Area with prior written notice to District. Educational or interpretive facilities are permitted within the Building Envelope with prior written notice to District. Minor recreational

or educational improvements are permitted within the Building Envelope and Agricultural Area without notice or approval to District, and outside these areas with prior District approval. Section 5 of the Conservation Easement contains the Reserved and Restricted Rights of the Property.

The Matching Grant Agreement requires that the City and PLAN provide public outdoor recreational and/or educational access to the Property by no later than December 6, 2016.

## **PHYSICAL SETTING AND HYDROLOGY**

The Paula Lane Open Space Preserve is a nearly rectangular-shaped property in the hills of western Petaluma. The Property ranges from fairly level topography to moderately sloping, ranging in elevation from approximately 235 feet at the southeast boundary to approximately 155 feet at the base of the swale near the western property boundary. The Property is within the Petaluma River watershed. The southeast portion of the Property drains toward Paula Lane. The majority of the Property drains to the west via a swale on the Property that extends from the northeast portion of the Property to the west. The swale eventually drains into Marin Creek, approximately 0.75 miles to the west. Marin Creek flows north for nearly 3 miles before draining into the Petaluma River.

## **SOILS AND EROSION**

The Sonoma County Soil Survey (USDA, Soil Conservation Service 1972) classifies soils on the Property into two types: Cotati fine sandy loam, 2 to 9 percent slopes (CtC) and Cotati fine sandy loam, 9 to 15 percent slopes (CtD) (see *Exhibit 3, Soils Map*).

Cotati series soils consist of moderately well-drained, fine sandy loams that have a clay subsoil. They formed in weakly consolidated sand, gravel, and clay of former marine terrace material. Land use on Cotati series soils is primarily grazing. Fertility is low. Runoff is medium and the hazard for erosion is moderate in the more level areas. In the steeper areas, runoff is rapid and the hazard for erosion is high. Detailed description of the soil types is included in Attachment 8. No significant erosion features were noted during the February field visit for this document.

## **GEOLOGY**

The Property is made up of the Merced Formation, formed approximately 4-5 million years ago during the Pliocene Epoch in the Cenozoic Era (Alt, et. al. 1975). The Merced Formation consists of medium to fine grained fossiliferous marine sandstone with minor zones of clay and pebbles, tuffaceous in part (State of California, Department of Water Resources 1975). Fresh groundwater is typically associated with the Merced Formation. The Property is within several miles of the Bloomfield Fault, located several miles to the northeast.

## CLIMATE

Petaluma has a Mediterranean climate with typically warm, dry summers and mild, wet winters. Air temperatures vary from a low of approximately 36°- 40° F in the winter to an average high in the low 80's during the summer months (Bay Area Air Quality and Management District, 2008). Mean annual precipitation is approximately 24 inches, lower than the average for Sonoma County, which is typically 30 to 38 inches per year. Ninety percent of the rainfall occurs from November through April. The climate of Petaluma is influenced by the Petaluma Gap, a topographic low that allows marine air into the Petaluma Valley, often resulting in a cool breeze on summer afternoons as well as early morning fog.

## VEGETATION

With the exception of the area within the Building Envelope, the Property is characterized by the Annual Grassland vegetation type (California Department of Forestry and Fire Protection, 1988). The Building Envelope is classified as Urban.

A brief description of the habitat types as well as a list of plants encountered at each habitat type during the February 2012 field visit follows. The boundaries of the habitat types on the Vegetation Type Map are general in nature, and should not be used to delineate the presence or location of any jurisdictional wetlands (see *Exhibit 4, Vegetation Type Map*). It should be noted that most of the grasses and forbs could not be identified during the site visits due to seasonal dormancy.

Plant species listed as "invasive exotic" have been designated such by the California Invasive Plant Council (Bossard, et. al. 2000). Plant species listed as "noxious" include noxious weeds identified by the California Department of Food and Agriculture (Best, et. al. 1996). Plants listed with an asterisk (\*) are non-native.

### Annual Grassland (AGS)

The vast majority of the Property is made up of the Annual Grassland vegetation type. Non-native annual grasses are the dominant vegetation. This vegetation type also includes forbs, perennial grasses and an occasional tree along the perimeter of the Property. Most of the trunks of the perimeter trees are off the subject Property, including eucalyptus along the southern property line. There is a small stand of Monterey cypress (*Cupressus macrocarpa*) south of the Building Envelope, scattered coyote bush (*Baccharis pilularis*) and coast live oak (*Quercus agrifolia*) saplings.

Due to seasonal dormancy, most of the annual grasses and forbs could not be identified. Listed below are the species encountered during the February field visit that could be identified.

#### COMMON NAME

ice plant\* (invasive exotic)  
Harding grass\* (invasive exotic)  
wild oat\* (invasive exotic)

#### BOTANICAL NAME

*Carpobrotus chilensis*  
*Phalaris aquatica*  
*Avena* sp.

silver European hairgrass	<i>Aira caryophylla</i>
quaking grass * (invasive exotic)	<i>Briza maxima</i>
miner's lettuce	<i>Claytonia perfoliata</i>
brome*	<i>Bromus</i> sp.
barley*	<i>Hordeum</i> sp.
Italian ryegrass * (invasive exotic)	<i>Lolium multiflorum</i>
six weeks fescue	<i>Vulpia bromoides</i>
fiddleneck	<i>Amsinckia menziesii</i>
plantain*	<i>Plantago</i> sp.
wild radish* (invasive exotic)	<i>Raphanus sativus</i>
black mustard* (invasive exotic)	<i>Brassica nigra</i>
bindweed*	<i>Convolvulus arvensis</i>
dock*	<i>Rumex</i> sp.
New Zealand geranium*	<i>Geranium retrorsum</i>
milk thistle* (invasive exotic)	<i>Silybum marianum</i>
Italian thistle* (invasive exotic)	<i>Carduus pycnocephalus</i>
coyote bush	<i>Baccharis pilularis</i>
Monterey cypress	<i>Cupressus macrocarpa</i>
coast live oak	<i>Quercus agrifolia</i>

## Urban (URB)

The Urban vegetation type on the Property consists of the landscaped area within the Building Envelope. Vegetation consists of mature landscaping including acacia, Monterey pine, Monterey cypress, coast redwood, coast live oak, eucalyptus, bottlebrush, palm, prickly pear cactus, Douglas fir, English walnut, locust, rhododendron, and English ivy. In addition, along the partial frontage of Paula Lane are mature coast live oak.

## WILDLIFE

Paula Lane Action Network volunteers have compiled a list of wildlife species observed on the Property from 2001 to 2012, including mammals, birds, reptiles, amphibians, and insects (see *Attachment 5: Wildlife Inventory/Paula Lane*). Volunteers have identified fourteen special status species. Wildlife biologist, Dan Nelson, compiled a list of bird species observed on the Property from 2003-2004 (see *Attachment 6: Bird List of Paula Lane Area*). In 2004, a Badger Habitat Survey was conducted on the Property for the City of Petaluma by Bioconsultant LLC of Santa Rosa (BioConsultant LLC, 2004). During the fieldwork for the survey, evidence of extensive badger activity throughout the Property was observed (see *Exhibit 9: Property Photographs, Photos #22 and #23*).

## ROADS / ACCESS

Direct access to the subject Property is from Paula Lane via a short gravel driveway. There is a gate along the northern property boundary from Sunset Lane. There are no roads on the Property.

## LAND USE AND HISTORY

The Property is within the territory once inhabited by the Coast Miwok, which consisted of small tribelets located near fresh water, wild game, and oaks, with a total population estimated at 1,500. Resources were diversified and well suited to an economy based on fishing, hunting and gathering. Basketry was well developed. Disk beads of clamshell were used as currency (Heizer, 1978).

In 1834, the Mexican government granted General Vallejo the Petaluma Rancho, one of the largest holdings in the North Bay. The Property is located within what was once the northern portion of the Petaluma Rancho. In 1838, General Vallejo granted the northern portion, known as Rancho Roblar de Miseria to 21-year old Captain Juan Nepomisena Padilla.

The Property comprises the remainder of the first late 1800s farm in this west Petaluma area. Paula Lane was named for the John Pauli family, Portuguese immigrants who settled the land and built their farmhouse in 1897. The last active agricultural activity was as a small dairy with grazing in the 1960s. (Susan Kirks, pers. comm. about land history). Both residences are currently occupied by renters, and the City intends to continue to rent these out but may convert one or both to educational, recreational, or agricultural uses. Surrounding land use includes suburban/city edge development and rural residential ranchettes. The City of Petaluma has a water tank on the hill north of the Property.

The Property will be managed for the City by PLAN. PLAN intends to install a short trail, viewing areas and benches, including a potential bird blind; undertake habitat restoration; engage in agricultural uses, such as an orchard, row crops, or community garden; plant and maintain demonstration gardens, such as a butterfly, hummingbird or fragrance garden; and provide opportunities for public education (*see Attachment 3: Paula Lane Open Space Preserve - Map B*). PLAN has actively sought partnerships with local schools and organizations to implement anticipated agricultural and educational programs.

## IMPROVEMENTS

Within the Building Envelope, there are two single-family residences consisting of the original farmhouse and a cottage, as well as an old milk shed and an old barn-shed. There is an old concrete foundation southwest of the Building Envelope. There is a gravel driveway off Paula Lane that serves the residences.

There are fences around the north and west boundaries of the Building Envelope and the Agricultural Area. There is perimeter fencing around the entire Property, although portions of the fence are dilapidated (*see Exhibit 9: Property Photographs, Photo #11*).

The residences are served with City water, and power is provided from Paula Lane. There are redwood tank septic systems and leach fields for the two residences, and a third that served a former structure, the foundation of which is located southwest of the Building Envelope (*see Attachment 4: Redwood Septic Tank Locations Map*).

## EASEMENTS AND AGREEMENTS

According to the Preliminary Title Report, there is an easement for right-of-way along Paula Lane and a 17-foot right-of-way easement along the northern portion of the Property, presumably for Sunset Drive.

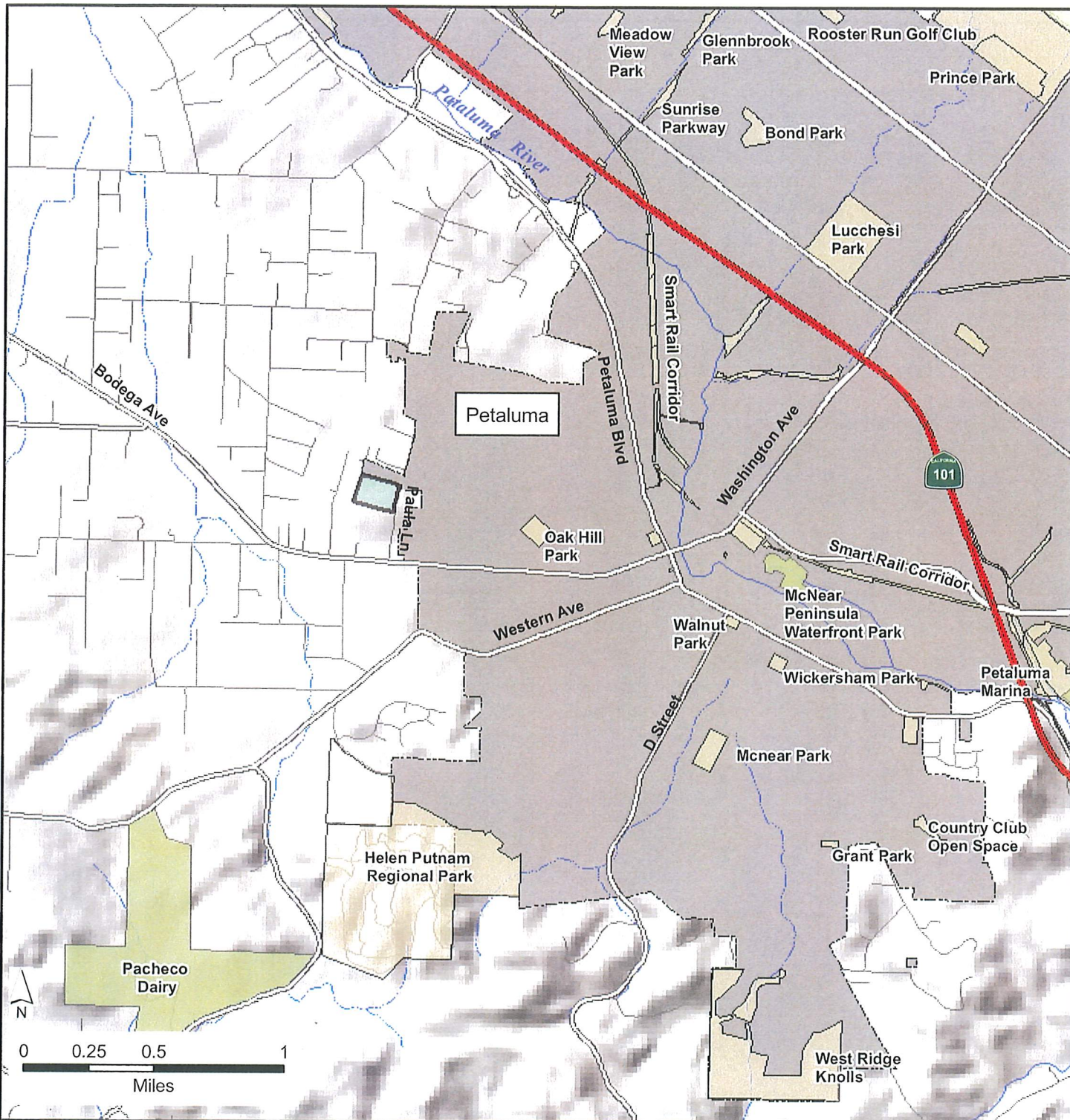
## REFERENCES

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- BioConsultant LLC, 2004. *American Badger Habitat Survey, Paula Lane Proposed Subdivision*. January 2004.
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- California Invasive Plant Council. 2006. *California Invasive Plant Inventory*. 39 pp.
- Heizer, Robert F. (volume editor). 1978. *Handbook of North American Indians, Volume 8: California*. Smithsonian Institute.
- Kirks, Susan (PLAN representative). Personal Communication. February 28, 2012.
- Levy, Howard Appraisal Group, Inc. 2010. *A Self-Contained Appraisal Report of An 11.22 acre Site Improved With Two Single-Family Residences, 431 Paula Lane, Petaluma, CA 94952, May 3, 2010*
- Sonoma County Agricultural Preservation and Open Space District. 2006. *Connecting Communities and the Land, A Long Range Acquisition Plan*. 50 pp.
- State of California, Department of Water Resources. 1975. *Map of Areal Geology and Locations of Cross-sections, Sonoma County*.
- U.S. Department of Agriculture. 1972. *Soil Survey of Sonoma County*. Soil Conservation Service. 188 pp.

# EXHIBITS

Exhibit 1	Location Map
Exhibit 2	USGS Topographic Map
Exhibit 3	Soil Type Map
Exhibit 4	Vegetation Type Map
Exhibit 5	Baseline Site Map
Exhibit 6	Sonoma County General Plan Map
Exhibit 7	Adjacent Property Ownership Map
Exhibit 8	Photograph Record
Exhibit 9	Property Photographs





# Paula Lane Open Space Preserve Conservation Easement Baseline Document Location Map

Exhibit 1

Data Source:  
 - Sonoma County Agricultural Preservation & Open Space District  
 - County of Sonoma

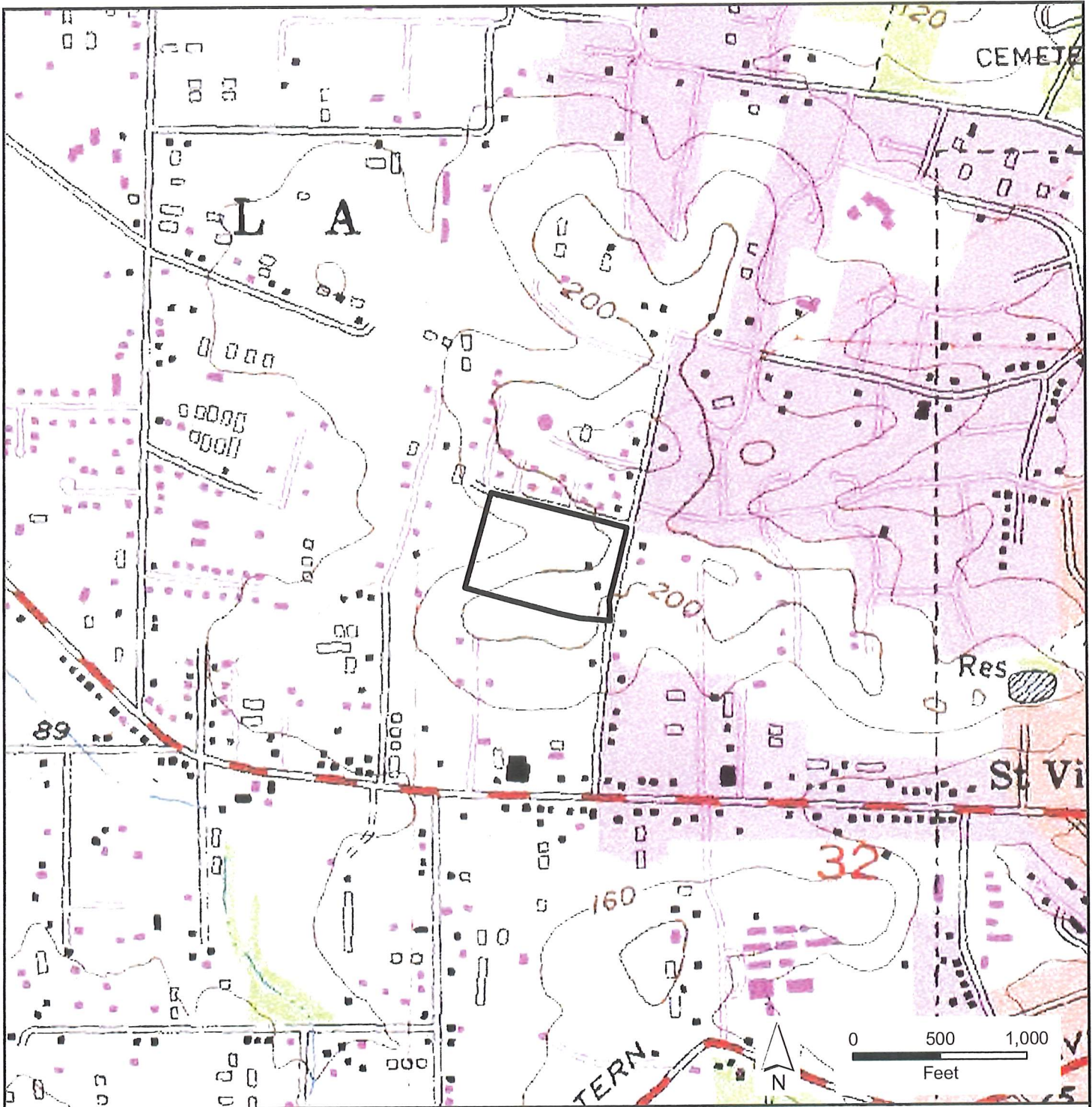
Map Date: March, 2012

Note: This map is for illustrative purposes only and is not intended to be a definitive property description.



SONOMA COUNTY  
 AGRICULTURAL PRESERVATION  
 AND OPEN SPACE DISTRICT

-  Easement Property
-  District Open Space Easements
-  District Conservation Easements
-  District Fee Title
-  Public & Other Protected Lands
-  Regional Cities
-  Major Roads
-  Roads



**Paula Lane Open Space Preserve  
Conservation Easement Baseline Document  
USGS Topographic Map**

**Exhibit 2**

Data Source:  
Sonoma County Agricultural Preservation  
& Open Space District

California Spatial Information Library  
USGS 1:24K Digital Raster Graphic Quad:  
The Geysers

Map Date: February, 2012

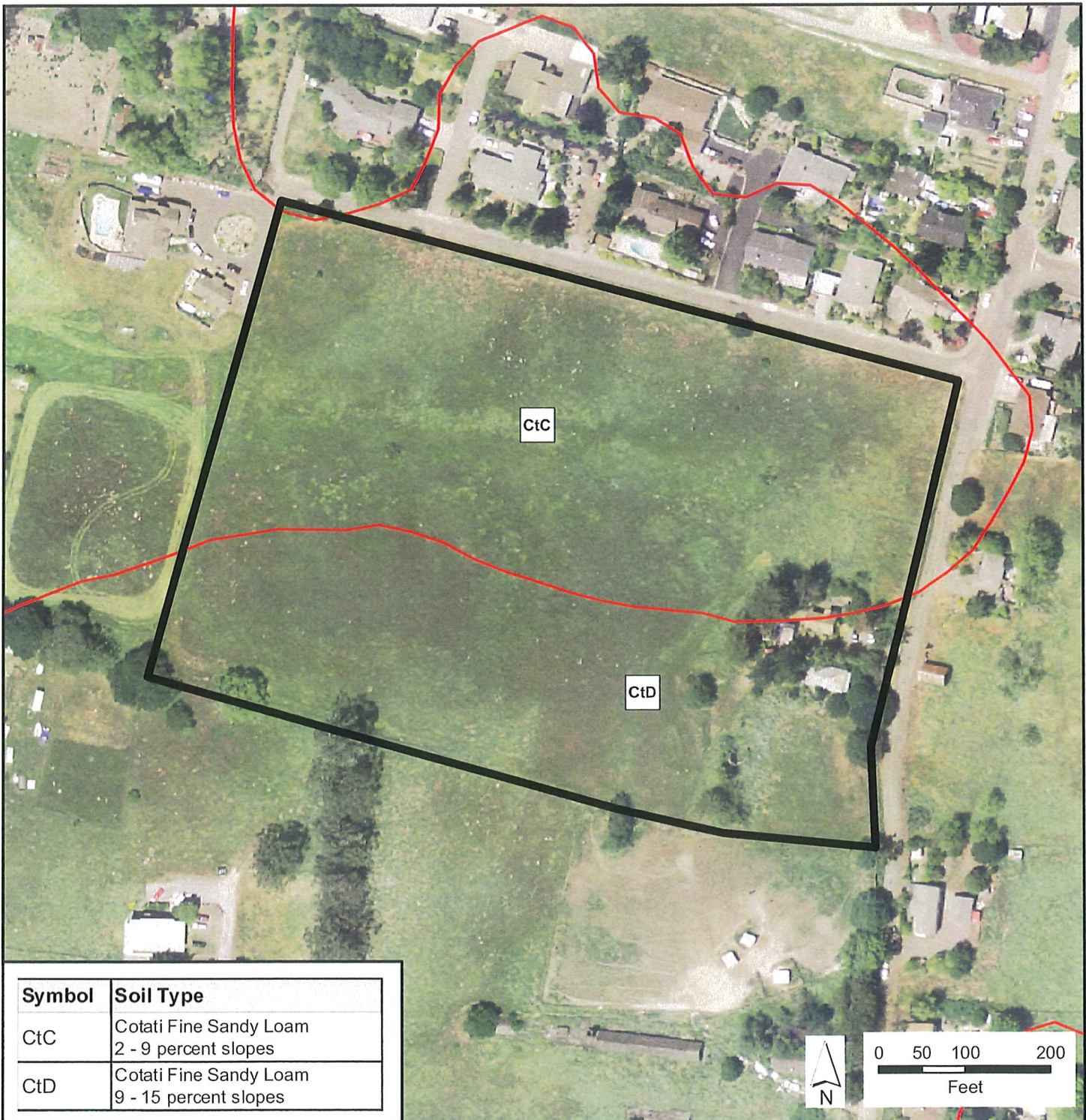


**SONOMA COUNTY**  
AGRICULTURAL PRESERVATION  
AND OPEN SPACE DISTRICT

 Easement Boundary

Note: This map is for illustrative purposes only and is not intended to be a definitive property description.

Prepared by: Katherine Gledhill Consulting  
File location: Paula\_Lane\_CE\_Baseline/Maps



Symbol	Soil Type
CtC	Cotati Fine Sandy Loam 2 - 9 percent slopes
CtD	Cotati Fine Sandy Loam 9 - 15 percent slopes

# Paula Lane Open Space Preserve Conservation Easement Baseline Document Soil Type Map

Exhibit 3

Data Source:  
 - Sonoma County Agricultural Preservation & Open Space District  
 - NRCS Soil Survey Geographic Data (SSURGO)  
 - Resource Strategies, Inc./DigitalGlobe, 2009

Map Date: February, 2012

Note: This map is for illustrative purposes only and is not intended to be a definitive property description.



**SONOMA COUNTY**  
 AGRICULTURAL PRESERVATION  
 AND OPEN SPACE DISTRICT



Easement Boundary  
 Soil Type Boundary



# Paula Lane Open Space Preserve Conservation Easement Baseline Document Vegetation Type Map

**Exhibit 4**

Note: This map is for illustrative purposes only and is not intended to be a definitive property description.



**SONOMA COUNTY**  
AGRICULTURAL PRESERVATION  
AND OPEN SPACE DISTRICT

Data Source:  
Sonoma County Agricultural Preservation  
& Open Space District

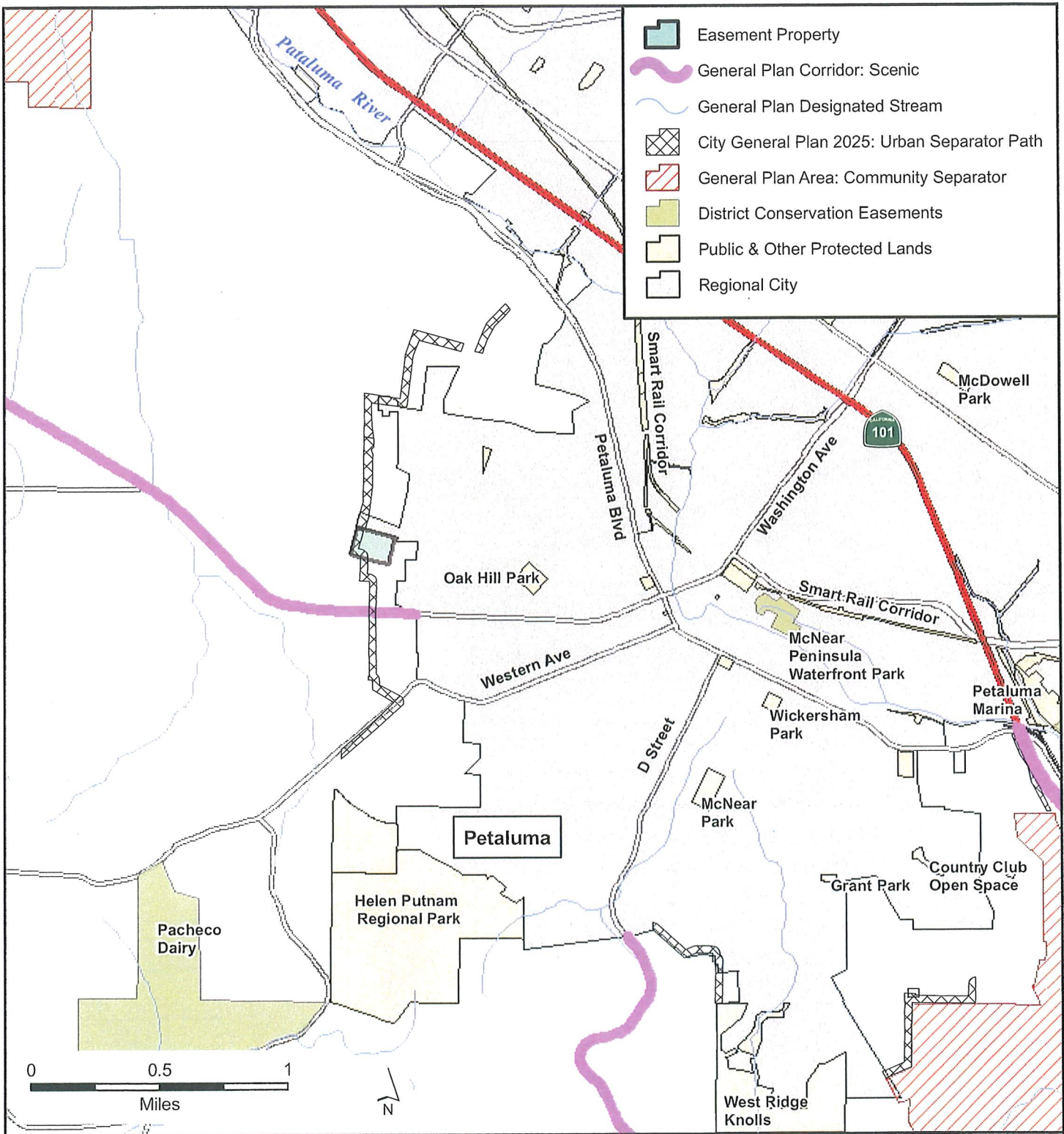
Calveg 2000, California Department  
of Forestry and Fire Protection

Resource Strategies, Inc./DigitalGlobe, 2009

Vegetation classifications based on field  
observations and aerial imagery using  
California Wildlife Habitat Relationships System.

Map Date: March, 2012

Prepared by: Katherine Gledhill Consulting  
File location: Paula\_Lane\_CE\_Baseline/Maps



# Paula Lane Open Space Preserve Conservation Easement Baseline Document Sonoma County General Plan Map

Exhibit 6

Data Source:  
- Sonoma County Agricultural Preservation & Open Space District  
- County of Sonoma

Map Date: March, 2012

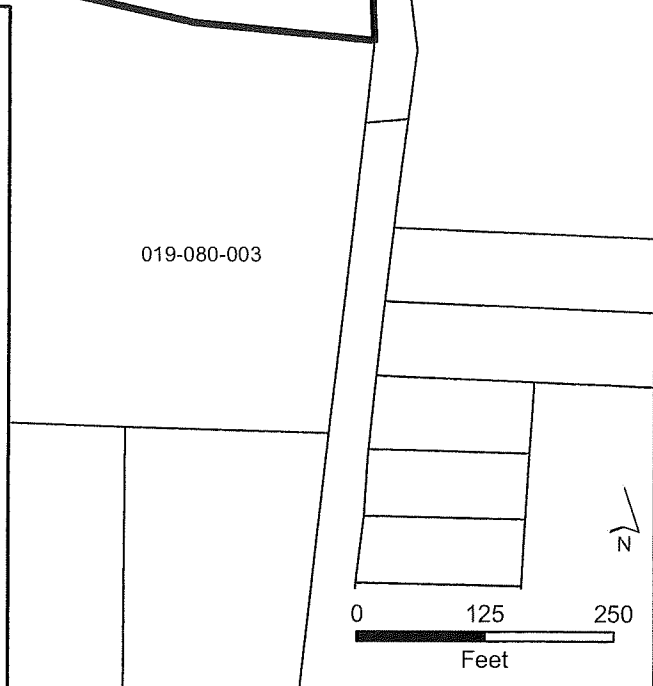
Note: This map is for illustrative purposes only and is not intended to be a definitive property description.



**SONOMA COUNTY**  
AGRICULTURAL PRESERVATION  
AND OPEN SPACE DISTRICT





APN	Current Owner
006-554-010	Toupin Roy Dean & Toupin Vivienne
019-070-001	Gilardi Gloria J. Trust
019-070-002	Gilardi Gloria J. Trust
019-080-003	Edwards Gail Crabtree
019-080-009	Vesterfelt Dale H. & Alice M. Trust et al
019-080-010	Vesterfelt Dale H. & Alice M Trust et al
019-080-012	Bruce Rollin R. Trust & Bruce Lindsay M. Trust
019-080-014	Mickles Lindsay M Trust
150-050-002	Reimer Thomas H. & Linda J.
150-050-005	Hill Robert C. & Miriam A. Trust
150-050-008	Williams Clifford E. Trust & Williams Joyce A.
150-050-009	Pozzi Natale D. & Pozzi Joann M.
150-050-010	La rochelle Jerry R Trust
150-050-011	Vinluan Jenine S.
150-050-013	Kelly Patrick J. Trust & Kelly Roberta M Trust



# Paula Lane Open Space Preserve Conservation Easement Baseline Document

Exhibit 7

## Sonoma County Adjacent Parcel Map

-  Easement Boundary
-  Parcel Boundaries



Data Source:  
- Sonoma County Agricultural Preservation & Open Space District  
- County of Sonoma

Map Date: February, 2012

Note: This map is for illustrative purposes only and is not intended to be a definitive property description.

Prepared by: Katherine Gledhill Consulting  
File location: Paula\_Lane\_CE\_Baseline/Maps

**Exhibit 8**  
**Paula Lane Open Space Preserve Conservation Easement**  
**Baseline Document**  
**RECORD of PHOTOGRAPHS**

Photographer: R. Evans  
 Film Type: Digital  
 Page: 1

Date: 02/28/12  
 Focal Length: 35 mm  
 Note: Photograph locations are shown on Exhibit 5, Baseline Site Map

Location#	Photo#	State Plane Coordinates	Photo Point Location Description	Subject	Direction
1	1	6371960.67522, 1849525.27683	From corner of Paula Lane and Sunset Drive.	Panoramic (1 of 2) view of Property.	195°
1	2	6371960.67522, 1849525.27683	From corner of Paula Lane and Sunset Drive.	Panoramic (2 of 2) view of Property.	240°
2	3	6371810.30988, 1849587.24652	From Sunset Drive.	Gate to Property off Sunset Drive.	205°
3	4	6371176.92016, 1849717.8628	From approximately 20' southeast of northwest property corner.	Northern property line (looking east).	100°
3	5	6371176.92016, 1849717.8628	From approximately 20' southeast of northwest property corner.	Western property line (looking south).	150°
4	6	6371360.27586, 1849671.45782	From 10' south of northern property line fence along Sunset Drive.	Ice plant (invasive plant) along northern property line.	295°
5	7	6371024.9251, 1849212.95949	From approximately 15' northeast of southwest property corner.	Western property line (looking north).	20°
5	8	6371024.9251, 1849212.95949	From approximately 15' northeast of southwest property corner.	Southern property line (looking east).	70°
6	9	6371586.14371, 1849037.33939	From southern property line.	Potential future viewing area.	80°
7	10	6371624.4021, 1849122.73593	From 15' south of concrete foundation.	Old concrete foundation.	10°
8	11	6371856.10326, 1848995.03537	From southeast property corner.	Southern property line (looking west).	275°
8	12	6371856.10326, 1848995.03537	From southeast property corner.	Eastern property line along Paula Lane (Building Envelope in background).	340°

**Exhibit 8**  
**Paula Lane Open Space Preserve Conservation Easement**  
**Baseline Document**  
**RECORD of PHOTOGRAPHS**

Photographer: R. Evans  
 Film Type: Digital  
 Page: 2

Date: 02/28/12  
 Focal Length: 35 mm  
 Note: Photograph locations are shown on Exhibit 5, Baseline Site Map

Location#	Photo#	State Plane Coordinates	Photo Point Location Description	Subject	Direction
9	13	6371706.311116, 1849152.26946	From approximate southern boundary of Building Envelope.	Possible garden area south of Old Farmhouse.	85°
9	14	6371706.311116, 1849152.26946	From approximate southern boundary of Building Envelope.	Steel gazebo (PLAN intends to remove).	270°
10	15	6371628.63052, 1849211.61066	From approximate western boundary of Building Envelope.	Western boundary of Building Envelope (along trees).	40°
11	16	6371752.39782, 1849227.75705	From west side of Farmhouse.	Farmhouse.	130°
11	17	6371752.39782, 1849227.75705	From west side of Farmhouse.	Old Barn-Shed.	5°
12	18	6371783.63852, 1849226.3476	From near northwest corner of Farmhouse.	Cottage.	15°
13	19	6371902.36449, 1849231.82116	From Paula Lane.	Access to Building Envelope from Paula Lane.	270°
14	20	6371874.79704, 1849279.84314	From approximately 30' west of Paula Lane.	Old Milk Shed.	265°
15	21	6371922.32696, 1849367.93765	From Paula Lane.	Agricultural Area.	220°
16	22	6371785.76256, 1849329.82288	From approximately 150' north of Cottage.	Badger burrow.	180°
17	23	6371873.8469, 1849540.26455	From approximately 10' south of northern property line.	Badger burrows in northeast portion of Property.	235°



**EXHIBIT 9**

**PAULA LANE OPEN SPACE PRESERVE CONSERVATION  
EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Date of Photographs: 02/28/12

Location #1

Photograph #1-2

Bearing: 200-240°

Panoramic view of Property.

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 3/31/12

LANDOWNER CERTIFICATION:  
BY: [Signature] DATE: 4.19.12



**EXHIBIT 9**

**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTION**

**PROPERTY PHOTOGRAPHS**

Date of Photographs: 02/28/12

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 3/31/12

LANDOWNER CERTIFICATION:

BY: [Signature] DATE: 4.19.12



Location #2  
Photograph #3  
Bearing: 205°

Gate to Property off Sunset Drive.



Location #3  
Photograph #4  
Bearing: 95°

Northern property line (looking east).

**EXHIBIT 9**

**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTION**

**PROPERTY PHOTOGRAPHS**

Date of Photographs: 02/28/12

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RF DATE: 3/31/12

LANDOWNER CERTIFICATION:

BY: [Signature] DATE: 4.19.12



Location #3  
Photograph #5  
Bearing: 150°

Western property line (looking south).



Location #4  
Photograph #6  
Bearing: 285°

Ice plant (invasive plant) along  
northern property line.

**EXHIBIT 9**

**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTATION**

**PROPERTY PHOTOGRAPHS**

Date of Photographs: 02/28/12

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 3/31/12

LANDOWNER CERTIFICATION:

BY: [Signature] DATE: 4.19.12



Location #5  
Photograph #7  
Bearing: 35°

Western property line (looking north).



Location #5  
Photograph #8  
Bearing: 70°

Southern property line (looking east).

**EXHIBIT 9**

**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTATION**

**PROPERTY PHOTOGRAPHS**

Date of Photographs: 02/28/12

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: PE DATE: 3/31/12

LANDOWNER CERTIFICATION:

BY: [Signature] DATE: 4.19.12



Location #6  
Photograph #9  
Bearing: 80°

Potential future viewing area.



Location #7  
Photograph #10  
Bearing: 10°

Old concrete foundation.

**EXHIBIT 9**

**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTION**

**PROPERTY PHOTOGRAPHS**

Date of Photographs: 02/28/12

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 3/31/12

LANDOWNER CERTIFICATION:

BY: [Signature] DATE: 4.19.12



Location #8  
Photograph #11  
Bearing: 275°

Southern property line (looking west).



Location #8  
Photograph #12  
Bearing: 340°

Eastern property line along Paula Lane  
(Building Envelope in background).

**EXHIBIT 9**

**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTION**

**PROPERTY PHOTOGRAPHS**

Date of Photographs: 02/28/12

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: JB DATE: 3/31/12

LANDOWNER CERTIFICATION:

BY: [Signature] DATE: 4.19.12



Location #9  
Photograph #13  
Bearing: 85°

Possible garden area south of Old Farmhouse.



Location #9  
Photograph #14  
Bearing: 270°

Steel gazebo (PLAN intends to remove).

**EXHIBIT 9**

**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTION**

**PROPERTY PHOTOGRAPHS**

Date of Photographs: 02/28/12

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 3/31/12

LANDOWNER CERTIFICATION:

BY: [Signature] DATE: 4.19.12



Location #10  
Photograph #15  
Bearing: 40°

Western boundary of Building  
Envelope.



Location #11  
Photograph #16  
Bearing: 85°

Farmhouse.



**EXHIBIT 9**

**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTATION**

**PROPERTY PHOTOGRAPHS**

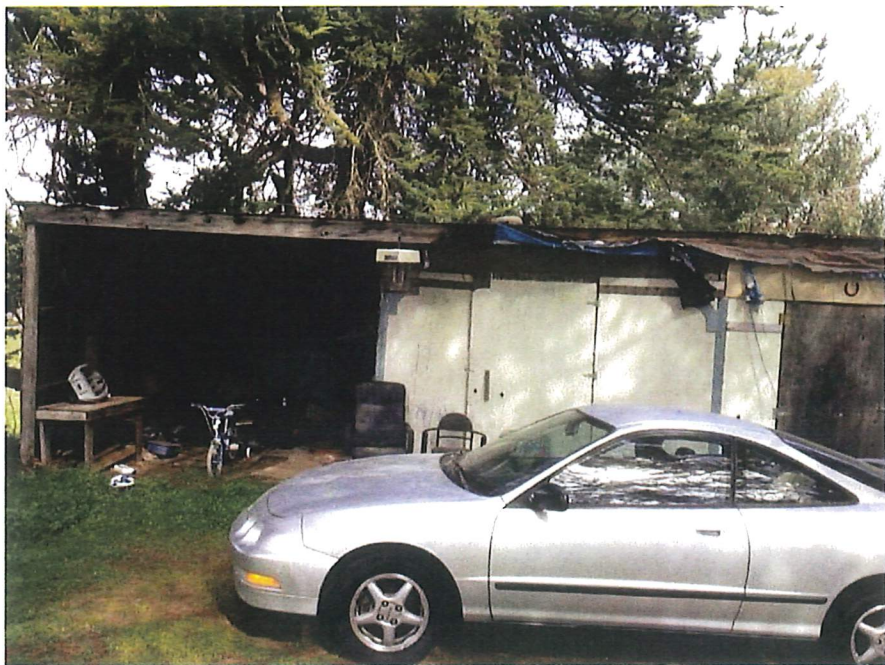
Date of Photographs: 02/28/12

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 3/31/12

LANDOWNER CERTIFICATION:

BY: [Signature] DATE: 4.19.12



Location #11  
Photograph #17  
Bearing: 5°

Old Barn-Shed.



Location #12  
Photograph #18  
Bearing: 15°

Cottage.

**EXHIBIT 9**

**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTATION**

**PROPERTY PHOTOGRAPHS**

Date of Photographs: 02/28/12

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RS DATE: 3/31/12

LANDOWNER CERTIFICATION:

BY: [Signature] DATE: 4.19.12



Location #13  
Photograph #19  
Bearing: 270°

Access to Building Envelope from  
Paula Lane.



Location #14  
Photograph #20  
Bearing: 265°

Old Milk Shed.

**EXHIBIT 9**

**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTATION**

**PROPERTY PHOTOGRAPHS**

Date of Photographs: 02/28/12

Sonoma County Agricultural  
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BY: [Signature] DATE: 4.19.12



Location #15  
Photograph #21  
Bearing: 220°

Agricultural Area.



Location #16  
Photograph #22  
Bearing: 180°

Badger burrow.

**EXHIBIT 9**

**PAULA LANE OPEN SPACE PRESERVE  
CONSERVATION EASEMENT  
BASELINE DOCUMENTATION**

**PROPERTY PHOTOGRAPHS**

Date of Photographs: 02/28/12

Sonoma County Agricultural  
Preservation and Open Space District  
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BY: [Signature] DATE: 4.19.12



Location #17  
Photograph #23  
Bearing: 235°

Badger burrows in northeast portion of  
Property.