

**Roche Ranch  
Conservation Easement  
BASELINE DOCUMENTATION**

Prepared for:

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

747 Mendocino Avenue  
Santa Rosa, CA 95403

Prepared by:

**Circuit Rider Productions, Inc.**  
9619 Old Redwood Highway  
Windsor, CA 95492

**December 2007**



# SONOMA COUNTY

## AGRICULTURAL PRESERVATION AND OPEN SPACE DISTRICT

### ROCHE RANCH CONSERVATION EASEMENT BASELINE DOCUMENTATION

Baseline Documentation Distribution List		
Baseline Copy:	Location:	Date Sent:
Archive (Original)		
Main File	District Office	
Land Owner and/or Representative	Sonoma Land Trust	
Field Copy (Monitoring)	District Office	
Consultant Copy	Circuit Rider Productions, Inc.	

# **Roche Ranch Conservation Easement**

## **BASELINE DOCUMENTATION**

Sonoma County Agricultural Preservation and Open Space District

### **BOARD OF DIRECTORS**

Director Valerie Brown	1st District
Director Mike Kerns	2nd District
Director Tim Smith	3rd District
Director Paul Kelly	4th District
Director Mike Reilly	5th District

### **OPEN SPACE AUTHORITY BOARD**

Mike Sangiacomo  
Alfred A. Alys  
Jean Kapolchok  
Bob Anderson  
Liza Prunuske  
Paul Hammond, Alternate

Andrea Mackenzie, General Manager  
747 Mendocino Avenue, Suite 100  
Santa Rosa, CA 95401

### **ACKNOWLEDGEMENTS**

---

**Baseline Consultant:** Circuit Rider Productions, Inc.  
9619 Old Redwood Highway  
Windsor, CA 95492

**District Staff Participants:** Kathleen Marsh, Interim Stewardship Coordinator  
Jacob Newell, Stewardship Technician  
Paul Rowan, Land Acquisition Specialist  
Marta Puente, Open Space Planner

## **TABLE OF CONTENTS**

Acknowledgment of Condition.....	1
Baseline Summary.....	2
Introduction.....	4
Summary of Significance.....	4
Conservation Purpose.....	5
Physical Setting and Hydrology.....	6
Soils and Erosion.....	7
Geology.....	7
Climate.....	7
Vegetation.....	8
Wildlife.....	11
Roads / Access.....	11
Land Use and History.....	12
Improvements.....	13
Easements and Agreements.....	13
References.....	14

### **Exhibits**

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

### **Attachments**

Attachment	1	Easement Deed and Agreement, including Exhibit "B", Reserved and Restricted Rights
Attachment	2	Summary of Easements between Sonoma Land Trust and Joseph and Genevieve Roche
Attachment	3	Applicable Sonoma County Zoning Regulations
Attachment 4		Soil Descriptions

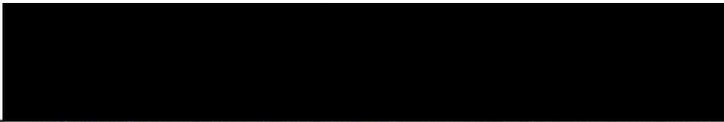
**ACKNOWLEDGEMENT OF CONDITION**

The Roche Ranch Property (the Property), encompassing a total of 1,657 acres of land owned by Joseph and Genevieve Roche, et al, is located in the Tolay Creek watershed along California State Highway 121 (Highway 121) in unincorporated southern Sonoma County. Acquisition of the Property is a multi-partner endeavor, coordinated by the Sonoma Land Trust. The Gordon and Betty Moore Foundation, the California State Coastal Conservancy, the State of California's Wildlife Conservation Board (WCB), and the Sonoma County Agricultural Preservation and Open Space District are contributing funding to Sonoma Land Trust's acquisition of the Property. The Open Space Authority Board of Directors approved the acquisition on October 11, 2007 (Resolution No. 2007-024).

Sonoma Land Trust will hold fee title, and will manage activities on the Property to protect the natural resources of the Property until the title is eventually transferred to Sonoma County Regional Parks for annexation with Tolay Lake Regional Park. The Sonoma County Agricultural Preservation and Open Space District will retain a perpetual conservation easement over the Property to preserve its important biotic and scenic values.

This document, including the attached photographs, and other exhibits and attachments - referenced as Baseline Documentation in Paragraph 12 of the Agreement conveying Conservation Easements and Assigning Development Rights - is an accurate representation of the Roche Ranch Property at the time of the grant and acceptance of the conservation easement.

**For Sonoma Land Trust, Grantors**

 Date: 1/24/08  
Ralph Benson, Executive Director

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

 Date: 2/4/08  
Andrea Mackenzie, General Manager

**For Circuit Rider Productions, Consultant**

 Date: 1/15/08  
Rob Evans, Restoration Ecologist

## BASELINE SUMMARY

**Property Name:** Roche Ranch Property

**Property Owner:** Sonoma Land Trust

**Contact Person:** Ralph Benson, Executive Director  
Bob Neale, Stewardship Director

**Phone Number:** (707) 526-6930; (707) 544-5614

**Property Address:** California State Highway 121 (Arnold Drive)  
Unincorporated Sonoma County, California

**Mailing Address:** 966 Sonoma Avenue  
Santa Rosa, CA 95404

**Acquisition Date:** December 21, 2007

**Document Number:** 2007-134280

### Assessors Parcel Numbers:

	068-080-002		374.73 acres
06	8-080-003	60	6.77 acres
06	8-090-001	59	4.00 acres
	068-090-022		42.69 acres
	068-090-023		<u>89.00</u> acres
	<b>Total Acreage:</b>		<b>1,657.19 acres</b>

### Zoning:

The Property consists of five separate assessor parcels ranging between 42.69 acres to 606.77 acres in size, zoned Land Extensive Agricultural District (LEA) with numerous overlays outlined below:

APN 068-080-002	LEA, B6, 100 acre density, Z, VOH
APN 068-080-003	LEA, B6, 100 acre density, Z
APN 068-090-001	LEA, B6, 100 acre density, Z
APN 068-090-022	LEA, B6, 100 acre density, VOH, SR, G
APN 068-090-023	LEA, B6, 100 acre density, VOH, SR, G

The purpose of the LEA district is to enhance and protect lands best suited for permanent agricultural use. The B6 designation refers to the maximum residential density permitted. The Z designation refers to the Second Unit Exclusion Combining District, the purpose being to exclude second units in certain areas. The purpose of the VOH designation (Valley Oak Habitat Combining District) is to enhance and protect valley oak woodlands. The SR (Scenic Resources Combining District) designation is intended to preserve the visual character and scenic resources of the Property. The purpose of the G designation (Geologic Hazard Area Combining District) is to reduce risks of damage or injury from geologic hazards within the Alquist-Priolo Special Studies Zone such as earthquakes and landslides. Full descriptions of the zoning designations for the Property are included in Attachment 2.

In 1996, fourteen Administrative Certificates of Compliance (ACC) were recognized and recorded on the ranch. The ACCs legally recognize historical parcels on the Property, and these parcels can be treated legally as separate lots; however the lots are not considered permitted for development until each of the lots meets County requirements for septic, water, and access requirements. Given the zoning and ACCs, the ranch could potentially be divided into 14 single-family residential development parcels.

The Property is under a Williamson Act contract, an agreement between the County and property owner to limit the use of the Property to agricultural uses in order to discourage the premature and unnecessary conversion of the Property from agricultural use. A notice of non-renewal was filed in 2006 initiating the phase-out of Williamson Act on the Property.

**Location:**

The Property is located on the west side of California State Highway 121 (“Arnold Drive” or “Carneros Highway”), approximately eight miles south of the city of Sonoma, seven miles southeast of the city of Petaluma, and six miles northeast of the city of Novato, in unincorporated southern Sonoma County, California. Infineon Raceway is immediately adjacent to the Property to the southeast. There is direct access to the Property from a gated dirt ranch road off Highway 121 (see Exhibit 1, Location Map).

<b>Approvals:</b>	Open Space Authority:	Expenditure Plan Consistency: October 11, 2007 Resolution # 2007-024
	Board of Directors:	General Plan Consistency and Final Approval of Conservation Easement: November 6, 2007
	C	
	R	Resolution # 07-0930

## **INTRODUCTION**

This report documents physical features, land use, easements, as well as biological and hydrologic features on the Roche Ranch Property relative to the Deed and Agreement conveying a conservation easement to the Sonoma County Agricultural Preservation and Open Space District (the District). The District, the Gordon and Betty Moore Foundation, and various state agencies including the State Coastal Conservancy, and the Wildlife Conservation Board (WCB), are contributing funding to Sonoma Land Trust's (SLT) acquisition of the Property. The Sonoma Land Trust expects to hold fee title for a period of 2-4 years before transferring title to Sonoma County Regional Parks for annexation to the adjacent Tolay Lake Regional Park. The District will retain a perpetual conservation easement over the Property to preserve its important biotic and scenic values. 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 summary appraisal report (John Bouyea & Associates, April 2007), information, photos, and data provided by SLT and District staff, and site visits by Circuit Rider Productions, Inc. (CRP) staff member Rob Evans on November 9, 12, and 30, 2007. Photographs taken during the November 9, 12 and December 5, 2007 site visits document the physical appearance of the Property. Aerial imagery (2004) of the Property, developed by Air Photo USA and acquired from Resource Strategies, Inc. was utilized to document large scale land features and for map development. The District provided oblique aerial photos of the Property, taken by District staff members Jake Newell and Rebecca Thompson on August 31, 2007.

## **SUMMARY OF SIGNIFICANCE**

The Property provides important open space, public recreational and educational opportunities, as well as protects natural resources, and preserves the scenic viewshed along Highway 121. Acquisition of the Property furthers the goals and recommendations of thirteen local, regional, state, and federal plans. The Property will provide connectivity with the recently acquired 1,737 acre Tolay Lake Regional Park and the headwaters of Tolay Creek with CDFG's Napa-Sonoma Marsh and other protected parcels linked to San Pablo Bay National Wildlife Refuge, contributing significantly to the sustainability of adjacent conservation efforts (Sonoma Land Trust, 2007). Together, the protected land makes up a mosaic of over 21,000 acres, including the following nearby District-protected properties: Flocchini Ranch, Sleep Hollow Dairy, Dickson Ranch, Cougar Mountain (not yet conveyed to District) and Tolay Lake Regional Park, as well as SLT's 2,327-acre Sears Point Restoration Project and the San Pablo Bay National Wildlife Refuge. If left unprotected, the Roche Ranch property could be developed with vineyards and residential estate homes.

The Property is very visible from Highway 121, designated a scenic corridor in the 1989 Sonoma County General Plan. The viewsheds of the Property from hilltops reaching 575 feet above sea level can be spectacular on clear days, giving views of San Pablo Bay, Mt. Tamalpais, the Petaluma River basin, the lower portion of the Valley of the Moon, San Francisco, Oakland, Mt. Diablo and Mt. St. Helena. The adjacent Tolay Lake Regional Park is nationally recognized as an important prehistoric gathering, foraging, and settlement site and contains many important archaeological resources including charmstones, midden mounds, and burial sites (Archaeological Resource Service 2003). The Property contains approximately 2.5 miles of creek and riparian corridor within the Tolay Creek watershed.

The Property is in the Tolay Creek watershed and, combined with Tolay Lake Regional Park, comprises over 50 percent of the entire watershed. The Tolay Creek watershed drains into San

Pablo Bay, a part of the San Francisco Bay Estuary. The Estuary is the largest on the Pacific Coasts of North and South America. Federal and state listed plant and animal species have been encountered on adjacent parcels and are likely present, but not yet documented as no formal surveys have been performed to date on the Property. These special status species include California red-legged frog (*Rana aurora draytonii*), golden eagle (*Aquila chrysaetos*), great blue heron (*Ardea herodias*) (protected when nesting), Cooper's hawk (*Accipiter cooperii*), sharp-shinned hawk (*Accipiter striatus*), and northern burrowing owl (*Athene cunicularia hypugaea*).

## CONSERVATION PURPOSE

The District staff report to the Board of Directors states:

"This project is being considered under the Water, Wildlife and Natural Areas Category of *Connecting Communities and the Land* in recognition of the policies that seek to protect natural systems and lands that support the diverse biological resources that are unique to Sonoma County. This project implements several policies of this category, including protecting unique natural areas and natural systems that support diverse biological resources; protecting water resources to benefit people as well as fish and wildlife; and protecting lands that provide viable habitat linkages for wildlife" (SCAPOS, 2006).

Paragraph 2 (Statement of Purpose) of the Conservation Easement Deed and Agreement states:

"It is the purpose of this Conservation Easement Agreement to preserve the open space, scenic, and natural resource values of the Property, and each of them, and to prevent any uses of the Property that will significantly impair or interfere with those values. The Property possesses natural, scenic, open space, wildlife and watershed values (collectively, "Conservation Values") of importance to the DISTRICT, the GRANTOR, the people of Sonoma County, and the people of the State of California. In particular the Conservation Values include:

Open Space and Scenic Resources. The Property ranges from 100 feet on the valley floor to 780\* feet in the hills, with several overlooks providing spectacular views of the Petaluma River basin, Mt. Tamalpais, San Francisco, Oakland, Mt. Diablo, Mt. St. Helena and other scenic points in the Bay Area. The Property is prominently visible from and provides scenic enjoyment to the general public from State Highways 37 and 121.

The Property is adjacent to Tolay Lake Regional Park and the Sonoma County Cougar<sup>1</sup> Mountain open space easement, which in turn is contiguous with Sonoma Land Trust's 2,327 acre Sears Point Restoration Project and in close proximity to California Department of Fish and Game's Napa-Sonoma Marsh complex, and the San Pablo Bay National Wildlife Refuge and other public protected lands.

Natural Resources. The preservation of the Property provides habitat for important plant and animal species integral to preserving the natural character of Sonoma County. Habitats on the property include moist grasslands, serpentine grasslands, approximately 2.5 miles of Tolay Creek and riparian corridor, open meadows, and oak woodlands. Uplands, such as those that occur on the Property, have been identified as an integral component of the San Francisco Bay ecosystem and this Property provides an opportunity to protect key

---

\* According to the USGS topographic map (Exhibit 2), the high elevation on the Property is 575 feet.

watershed habitats associated with San Francisco Bay. The variety of habitats on the Property will support an abundance of species, including an active golden eagle nest site, the Opler's longhorn moth, Prairie falcon, and northern burrowing owl; all of which are on the California "Special Animals" list. Accordingly, this Agreement will primarily preserve the Property's unique natural habitats and associated wildlife including Tolay Creek and its riparian zone.

In summary, it is the purpose of this Agreement to protect the Property's Conservation Values and to prevent any uses of the Property that would significantly impair or interfere with those values. These purposes, as further defined by the provisions of this Agreement, are generally referred to collectively hereinafter as "the Conservation Purpose of this Easement".

GRANTOR intends that this Agreement will confine the uses of the Property to the following, which are consistent with the Conservation Purpose of this Easement: (a) habitat management restoration and enhancement, including compatible agriculture; (b) management and conservation of natural resources, including related scientific research; (c) low intensity outdoor public educational and recreational activities and (d) residential uses within one area of approximately ten (10) acres (hereinafter, the "Residential Envelope"); all as allowed by Exhibit "B" hereto. In addition, GRANTOR shall refrain from those uses and practices that are inconsistent with the conservation purpose of this Agreement, which include, but are not limited to, the uses and practices identified in Exhibit "B." (SCAPOS, 2006).

## **PHYSICAL SETTING AND HYDROLOGY**

The Property is comprised of rolling to moderately steep terrain situated on a northwest-trending ridge that separates the Petaluma River valley and Sonoma Creek. Tolay Creek, flowing from northwest to southeast, transects the center of the Property, before forming the approximate property boundary in the southeast portion of the Property. The majority of the Property drains into Tolay Creek, which is primarily a dry creek bed with a few isolated pools by early fall during dry years. The far western portion of the Property to the west of the ridgeline drains to the Petaluma River. Numerous seasonal creeks, springs and seeps are located on the relatively steep slopes of the Property on either side of Tolay Creek.

Elevations range from approximately 20 feet above sea level on the Tolay Creek valley floor at the Hwy 121 bridge to approximately 560 feet on the ridges on either side of Tolay Creek (see *Exhibit 2, Topographic Map*). The highest elevation on the Property is 575 feet at a rock outcrop along the southwestern property line.

The Tolay Lake basin is located just upstream of the Property to the northwest. The natural hydrology of the lake basin was altered in the mid to late 1800s by removing the natural dam and constructing drainage ditches for the purpose of farming the lakebed. Historically, the lake was seasonally variable and could have sustained a lake 14 feet deep before spilling over into the portion of Tolay Creek that flows through the Property (Kamman Hydrology & Engineering 2003). During most years, Tolay Lake likely functioned as a large seasonal, semi-permanent marsh that existed as a permanent wetland during years with heavy rainfall. The lake was probably an important source of freshwater for human populations and wildlife well into the dry summer months. During the wet season of recent years, Tolay Lake typically reaches four feet to eight feet in the deepest locations, although much of it ranges from two to three feet deep. The lake has historically been pumped dry during the spring to accommodate farming operations. Sonoma County Regional Parks is currently developing a master plan for Tolay

Lake Regional Park, which will include restoration of Tolay Lake to a portion of its historic extent.

## **SOILS AND EROSION**

The Sonoma County Soil Survey (USDA, Soil Conservation Service, 1972) classifies soils on the Property into four soil map types: Clear Lake Clay Loam (CcA), Diablo Series (DbC, DbD, DbE, and DbE2), Goulding Series (GID and GoF), Montara loam (MoE), and gullied land (GuF). Detailed descriptions of these soil types are included in Attachment 4, and a Soil Type Map is included (see Exhibit 3). Clear Lake Clay Loam occurs in the relatively level area along Tolay Creek and is formed under poorly drained conditions. It has a clay loam surface layer, 10 –15 inches in depth, underlain by clay. Vegetation is primarily annual and perennial grasses and forbs. The Diablo series occupies most of the slopes on the Property. It typically has low permeability, high runoff potential, and high shrink-swell potential. The Diablo series has high erosion potential that increases with steepness. Vegetation is typically annual and perennial grasses and scattered oaks. The Goulding-Toomes Complex soil consists of clay and rocky loam on varying slope with moderate permeability and medium or high runoff and erosion potential. The land use is primarily rangeland. Gullied land consists of gently sloping to steep, rounded hills that have been damaged by erosion. It typically occurs where excess runoff, caused by overgrazing by livestock, has cut into natural water courses on hillsides (USDA, Soil Conservation Service, 1972). The Montara cobbly clay loam is located within the southwest portion of the Property. These soils are well drained and underlain by weathered serpentine. In most places the vegetation is chiefly annual grasses and forbs, with scattered shrubs.

Some segments of Tolay Creek on the Property are severely eroded, with exposed, nearly vertical banks. Gullying is occurring on many of the drainages on the slopes draining into Tolay Creek. The New Years Day 2006 flood event in the area caused extensive erosion on the Property as well as other watersheds in the area (B. J. Roche, pers. comm., 2007).

## **GEOLOGY**

The geology within the area is complex, consisting of several geologic formations, landslides and faults (California Department of Conservation, California Geologic Survey. 2002). The northeast portion of the Property is predominantly made up of Donnell Ranch Volcanics, consisting of rhyolite, basalt and basaltic andesite lava flows, breccias, and scoria. The southeastern portion of the Property consists of the Petaluma Formation which is predominantly a lacustrine and fluvial deposit consisting of siltstone, sandstone, shale, and conglomerate with minor amounts of tuff, chert, lignite, and limestone. The southwest portion of the Property consists of serpentinized ultramafic rock. The Franciscan Complex mélange makes up the northwestern portion of the Property. The Franciscan complex is a tectonic formed mixture of resistant rock including sandstone, greenstone, chert, gabbro and exotic metamorphic rock. The Tolay Creek valley consists primarily of alluvial deposits.

Numerous Quaternary landslides are located on the steeper slopes throughout the Property. The Roche-Cardoza fault transects the northern portion of the Property and the Tolay fault is located within the northern and southern portions of the Property. The Rodgers Creek fault is located just to the north of the Property.

## **CLIMATE**

Sonoma County has a Mediterranean climate with typically dry summers and mild, wet winters. The climate near the San Pablo Bay is heavily influenced by the Pacific Ocean and is

characterized by mild seasonal temperatures, prevailing west to northwest winds, and frequent heavy fog. Temperatures tend to be more extreme further away from the mitigating effects of the Bay. Local southerly winds may also develop seasonally due to differential heating between Tolay Lake, Sonoma Creek valley, Petaluma River valley, and San Pablo Bay. Median annual precipitation is approximately 22.5 inches, but this amount varies widely with a maximum of 49.8 inches and a minimum of 9.7 inches over the period from 1914 to 1997 (Kamman Hydrology and Engineering, Inc. 2003).

## VEGETATION

The Property is characterized by seven habitat types including: Annual Grassland, Wet Meadow, Coastal Oak Woodland, Valley Foothill Riparian, Montane Riparian, Fresh Emergent Wetland, and Eucalyptus (California Department of Forestry and Fire Protection. 1988). A brief description of the habitat types as well as a list of plants encountered at each habitat type during the November/December 2007 field visits 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. It should be noted that most of the grasses and forbs could not be identified during the site visits due to seasonal dormancy and ongoing cattle grazing, and that the distinction of Annual Grassland habitat type and Wet Meadow habitat type on the Vegetation Type Map (Exhibit 4) is not precise. Cattle grazing during the past several decades has limited the development of a shrub layer as well as the reproduction of tree species over much of the Property. Sonoma Land Trust will be conducting a biological survey at a later date following acquisition.

Plant species listed as “invasive exotic” have been designated such by the California Invasive Plant Council (Cal-IPC) and/or The Nature Conservancy (Bossard, et. al. 2000, The Nature Conservancy, 1989). Plant species listed as “noxious” include noxious weeds identified by the California Department of Food and Agriculture (Best, et. al. 1996).

### Annual Grassland

Non-native annual grasses are the dominant vegetation. This habitat type also includes forbs, perennial grasses and an occasional tree or shrub. Yellow star thistle was encountered fairly frequently within the habitat type on the Property. The ridge located near the southwest property boundary is made up of serpentine soils and supports a brilliant native wildflower display in spring months (B. J. Roche, pers. comm., 2007). Due to seasonal dormancy and ongoing grazing by cattle, most of the annual grasses and forbs could not be identified. Listed below are the species encountered during November/December field visits that could be identified.

	<u>COMMON NAME</u>	<u>B</u>	<u>OTANICAL NAME</u>
wild	oat		<i>Avena</i> sp.
	medusahead (invasive exotic - noxious)		<i>Taeniatherum caput-medusae</i>
	Harding grass (invasive exotic)		<i>Phalaris aquatica</i>
	plantain		<i>Plantago</i> sp.
	tarweed		<i>Hemizonia</i> sp.
	California sagebrush		<i>Artemesia californica</i>
	mediterranean linseed (invasive exotic)		<i>Bellardia trixago</i>
	dock		<i>Rumex</i> sp.
	yellow starthistle (invasive exotic - noxious)		<i>Centaurea solstitialis</i>
	Italian thistle (invasive exotic)		<i>Carduus pycnocephalus</i>
	bull thistle (invasive exotic)		<i>Cirsium vulgare</i>

## Wet Meadow

Wet Meadows on the Property are primarily associated with upland springs and seeps, occurring where water is at or near the surface most of the growing season. The extent of the wet meadow habitat type on the Property will vary year to year, depending on the timing and amount of annual rainfall. In drier years, annual grasses may be the dominant vegetation type. The boundaries of the Wet Meadow habitat type on the Vegetation Type Map are general in nature, and should not be used to delineate the presence or location of any jurisdictional wetlands. Wet Meadow soils, although they have little or no standing water, have a slow rate of permeability. Early settlers may have homesteaded in the vicinity of several of the springs or seeps on the Property, planting Lombardy poplar (*Populus nigra* var. *italica*), Monterey cypress (*Cupressus macrocarpa*), osage orange (*Maclura pomifera*), eucalyptus (*Eucalyptus* spp.), and various fruit trees. Cattle have impacted much of the Wet Meadow habitat type on the Property, dominated by the following plants:

<u>COMMON NAME</u>	<u>S</u>	<u>SCIENTIFIC NAME</u>
rush		<i>Juncus</i> sp.
sedge		<i>Carex</i> sp.
creeping wild rye		<i>Leymus triticoides</i>
spiny cocklebur (invasive exotic)		<i>Xanthium spinosum</i>
plantain		<i>Plantago</i> sp.
tarweed		<i>Hemizonia</i> sp.
Himalayan blackberry (invasive exotic - noxious)		<i>Rubus discolor</i>
milk thistle		<i>Silybum marianum</i>

## Coastal Oak Woodland

The Coastal Oak Woodland on the Property occurs primarily on the north-facing slopes above Tolay Creek and adjacent to the Montane Riparian habitat type in the upper drainages. Coast live oak is the dominant tree species with valley oak, Oregon oak, California buckeye, California bay-laurel, and madrone as associates. Some of the oaks appear to be valley oak/Oregon oak hybrids. Shrubs occurring in the understory include snowberry, poison oak, coffeeberry, and coastal wood fern. Listed below are plant species encountered within this habitat type on the Property.

	<u>COMMON NAME</u>	<u>B</u>	<u>SCIENTIFIC NAME</u>
c	coast live oak		<i>Quercus agrifolia</i>
	valley oak		<i>Quercus lobata</i>
	Oregon oak		<i>Quercus garryana</i>
	California buckeye		<i>Aesculus californica</i>
	madrone		<i>Arbutus menziesii</i>
C	California bay-Laurel		<i>Umbellularia californica</i>
	snowberry		<i>Symphoricarpos albus</i>
	coffeeberry		<i>Rhamnus californica</i>
	poison oak		<i>Toxicodendron diversilobum</i>
	coastal wood fern		<i>Dryopteris arguta</i>

## Valley Foothill Riparian

The Valley Foothill Riparian habitat type is located along the lower gradient portions of Tolay Creek in the southern portion of the Property. Red willow (*Salix laevigata*) and valley oak (*Quercus lobata*) are the dominant species of this habitat type on the Property. Some of the

oaks appear to be valley oak/Oregon oak hybrids. Cattle have impacted much of the Valley Foothill Riparian habitat type on the Property, limiting the woody vegetation to a few mature red willow and valley oaks, with isolated clumps of Himalayan blackberry. Listed below are plant species encountered within this habitat type on the Property.

<u>COMMON NAME</u>	<u>B</u>	<u>OTANICAL NAME</u>
red willow		<i>Salix laevigata</i>
valley oak		<i>Quercus lobata</i>
poison oak		<i>Toxicodendron diversilobum</i>
creeping wild rye		<i>Leymus triticoides</i>
Himalayan blackberry (invasive exotic - noxious)		<i>Rubus discolor</i>

### Montane Riparian

The Montane Riparian habitat type is located in the upper portion of Tolay Creek and in several of the drainages in the upper elevations of the Property. Willows (*Salix* spp.) and coast live oak (*Quercus agrifolia*) are the dominant species of this habitat type on the Property. Some of the oaks appear to be valley oak/Oregon oak hybrids. Listed below are plant species encountered within this habitat type on the Property.

<u>COMMON NAME</u>	<u>B</u>	<u>OTANICAL NAME</u>
willow		<i>Salix</i> spp.
California bay-laurel		<i>Umbellularia californica</i>
California buckeye		<i>Aesculus californica</i>
coast live oak		<i>Quercus agrifolia</i>
valley oak		<i>Quercus lobata</i>
Oregon oak		<i>Quercus garryana</i>
poison oak		<i>Toxicodendron diversilobum</i>
Calif. honeysuckle		<i>Lonicera hispidula</i>
snowberry		<i>Symphoricarpos albus</i>
coffeeberry		<i>Rhamnus californica</i>
Monterey cypress (non native)	<u>C</u>	<i>upressus macrocarpa</i>
eucalyptus (invasive exotic)	<u>Euc</u>	<i>alyptus</i> sp.
creeping wild rye		<i>Leymus triticoides</i>
Himalayan blackberry (invasive exotic - noxious)		<i>Rubus discolor</i>

### Fresh Emergent Wetland

The Fresh Emergent Wetland habitat type on the Property is located in the portions of the upper Tolay Creek corridor largely devoid of woody riparian vegetation. Cattle have open access to graze along the riparian corridor (see Photo #41). 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. “Facultative wetland plants” (FACW) also occur abundantly in this habitat. The following is a list of commonly found plants, along with their wetland designation in parentheses.

<u>COMMON NAME</u>	<u>S</u>	<u>CIENTIFIC NAME</u>
rush		<i>Juncus</i> spp. (FACW)
common tule		<i>Scirpus acutus</i> (OBL)
sedge		<i>Carex</i> spp. (OBL)
spikerush		<i>Eleocharis</i> sp. (OBL)
marsh baccharis		<i>Baccharis douglasii</i> (OBL)

cattail	<i>Typha latifolia</i> (OBL)
Himalayan blackberry (invasive exotic - noxious)	<i>Rubus discolor</i>

## WILDLIFE

The Property contains riparian habitat, springs and seeps, coastal oak woodland, and annual grassland, including serpentine grassland. Common reptiles and amphibians that may occur on or in the vicinity of the Property include western toad (*Bufo boreas*), gopher snake (*Pituophis skiltonianus*), western fence lizard (*Sceloporus occidentalis*), western rattlesnake (*Crotalus viridis*), long-nosed snake (*Rhinocheilus lecontei*), and western racer (*Coluber mormon*). Special status herpetofauna that have been observed in the vicinity include California red-legged frog (*Rana aurora draytonii*), which is a special status species. Mammals that potentially occur on the Property include bats, black-tailed jackrabbit (*Lepus californicus*), California ground squirrel (*Spermophilus beecheyi*), western gray squirrel (*Sciurus griseus*), rodents, coyote (*Canis latrans*), and black-tailed deer (*Odocoileus hemionus*) (California Department of Fish and Game 2002). The Property also provides habitat for many types of birds including egrets, raptors – such as northern harrier (*Circus cyaneus*) and white tailed kite (*Elanus leucurus*), as well as songbirds. Special status bird species likely to occur on the Property include Golden Eagle (*Aquila chrysaetos*), Great Blue Heron (*Ardea herodias*) (protected when nesting), Cooper's Hawk (*Accipiter cooperii*), Sharp-shinned Hawk (*Accipiter striatus*), and Northern Burrowing Owl (*Athene cunicularia hypugaea*) (Ducks Unlimited 2005, California Coastal Conservancy 2005B). A golden eagle nest has been documented in a eucalyptus tree on the Property.

## ROADS / ACCESS

Direct access to the Property is via a gated dirt ranch road off Highway 121 to the southeast. This road soon crosses the portion of the ranch retained by the Roches, and eventually crosses Tolay Creek on the Property. The El Nino floods of 1997 washed out this creek crossing, and the Roche family has since been maintaining it as needed. It is currently constructed on fill with no culvert. The majority of the Property can only be accessed after crossing Tolay Creek. There are currently no bridges over Tolay Creek and it must be forged by a four-wheel drive vehicle when the creek is low. Roads on the Property consist of a network of unimproved seasonal ranch roads in various conditions that are currently used for ranch operations. A four-wheel drive vehicle is recommended. In wet conditions, some of these roads are only accessible to all-terrain vehicles. In addition to the unimproved seasonal ranch roads depicted on Exhibit 4, tire tracks were noted within the far northwest portion of the Property north of Tolay Creek, indicating that vehicle use within this area is used for ranch operations.

The seller has granted two easements for right of way off Hwy 121 for operations and maintenance to SLT through retained portions of Roche Ranch property to the northeast. The southern-most easement along the current access road will provide public access and parking. Mangel Ranch Road, a historic road off Hwy 121, is located along the northern portion of the ranch retained by the Roches. It is a two-wheel drive, all weather road from Hwy 121 until it reaches Tolay Creek on the Property, where it becomes a two-wheel drive seasonal road almost to the Tolay Lake Regional Park Property. At that point, it transitions into a four-wheel drive road. It enters the Property near Tolay Creek, roughly paralleling the creek. In earlier times, much of it was lined with eucalyptus trees and connected Sears Point to the Petaluma River, providing access to the property that is now Tolay Lake Regional Park. Many of the stumps still remain.

## LAND USE AND HISTORY

The Tolay Lake watershed and surrounding area has been in use by humans for thousands of years. The earliest inhabitants were the Wappo, who are thought to have settled the Sonoma County region about 11 – 12,000 years ago. The Wappo were replaced by the Pomo about 9,000 years ago, and more recently, since about 3,500 years ago, the Coast Miwok utilized the basin area. The Miwok culture utilized wetland areas and expanded more rapidly than the earlier groups (Archeological Resource Services, 2003).

Nearby Tolay Lake is also known as “Charmstone Lake” due to the large number of prehistoric artifacts recovered from the lakebed after it was drained for farming in the 1870s. The Tolay lakebed is considered one of the most prolific sources of charmstones in the United States. The charmstones are carved rock objects thought to have served ceremonial and/or practical purposes. The stones may have been used to induce favorable fishing and hunting in various ceremonial activities, they may have been used in slingshots to hunt waterfowl, or they may have served as fishing weights or lures. The presence of thousands of charmstones, three prehistoric village sites, numerous middens and other prehistoric sites indicate short- and long-term occupation of the Tolay Lake basin by humans for at least the past 5000 years (Archeological Resource Services, 2003).

In 1996, a total of 20 prehistoric sites were recorded within Tolay Valley. The plethora of sites, many of which are in relatively undisturbed condition and some of which contain human remains, constitute an area which without a doubt “would qualify for listing on the National Register of Historic Places” (Archeological Resource Services, 2003).

There have been no archeological studies on the Property, and it may or may not have these characteristics. SLT plans on conducting an in-depth archeological survey on the Property in 2008.

When early European settlers arrived in the area in the early to mid 1800s, the Roche property was immediately adjacent to San Pablo Bay. The setting was ideal for settlers as there was ample fresh water and plentiful food supply from nearby Tolay Lake, and the tidal marshes along San Pablo Bay. There may be up to four historic home sites on the Property, as well as a historic stone wall (B. J. Roche, pers. comm., 2007). The remains of an old hunting cabin are located on a steep slope northwest of Tolay Creek. Mangel Ranch Road provided access to the Property, and to the former Cardoza property to the northwest. It was historically lined with eucalyptus trees until an extended freeze in the 1950’s killed many of them off (B. J. Roche, pers. comm., 2007).

The Property was likely originally a part of the Petaluma Rancho, which at its largest covered 66,000 acres between Petaluma River and Sonoma Creek from the edge of the Bay northward to about where Glen Ellen is located today (EBA Engineering 2004). The rancho began to be divided into smaller holdings in the mid 1860s. The Roche family purchased the ranch in 1978 and has developed vineyards on the eastern most parcels. The remainder of the property (the Property) has been leased for cattle grazing since then.

The Property is flanked on the north by Tolay Lake Regional Park. Infineon Raceway, and the County of Sonoma’s Cougar Mountain open space easement, is immediately adjacent to the Property to the south. Other surrounding land use includes vineyard production, cattle grazing, and residential development limited to residences ancillary to agricultural uses.

## **IMPROVEMENTS**

Improvements on the Property are primarily associated with ranch operations. There is both perimeter and interior fencing in various states of repair, and there is a network of unimproved seasonal ranch roads in various conditions. There are two stream crossings over Tolay Creek, and there are several culverts under Mangel Ranch Road along the northeast side of Tolay Creek. There are no structures on the Property with the exception of a small shed near the southern-most Tolay Creek crossing and an old dilapidated hunting shack constructed by a previous ranch owner near the northern-most Tolay Creek crossing. There are numerous developed springs throughout the Property that provide water for livestock and supply water to the reservoir on the adjoining property retained by the Roches for vineyard use. There is no power on the Property; the water is gravity-fed through pipes to the reservoir.

## **EASEMENTS AND AGREEMENTS**

The Property is subject to various easements and agreements. Of note are the following, which are described in more detail in Attachment 2:

SLT will hold two access easements over the Roches' retained lands for operations and maintenance and emergency purposes. The northern easement will provide access to the northern portion of the Property from Hwy 121 2/3 of a mile north of Tolay Creek along an existing ranch road on the north side of the Roches' reservoir and vineyard, accessing the Property near the historic homestead site which includes the eagle's nest. The southern easement will provide access to the southern portion of the Property from Hwy 121 150 feet north of Tolay Creek, along an existing ranch road south of the Roches' residential compound and vineyard, accessing the southern portion of the Property via the southern-most Tolay Creek crossing. The southern easement will also provide for public access, parking, and a trail.

SLT will hold a riparian easement along Tolay Creek extending 200-feet from the top of the bank onto the Roches' retained lands, approximately 32 acres in size. The riparian easement will provide for periodic riparian corridor inspection, development of public access for recreational purposes, riparian management, restoration and enhancement, and the construction of livestock exclusionary fencing.

The Roches will hold an access and signage easement over a portion of the Property for public access and advertising should the Roches construct a winery on their retained lands.

The Roches will hold a water easement granting them the right to use and deliver 50% of the water from 14 existing developed springs on the Property in association with their reservoir and vineyard on their retained lands.

The locations of the above easements between SLT and the Roches are subject to change; see Attachment 2, summary of easements.

Further, the Property is under a Land Conservation Contract (Williamson Act), an agreement between the County and property owner to limit the use of the Property to agricultural uses in order to discourage the premature and unnecessary conversion of the Property from agricultural use. A notice of non-renewal was filed in 2006 initiating the ten-year phase-out of Williamson Act on the Property.

## REFERENCES

- Archaeological Resource Service. 2003. A cultural Resources Archival Study of the Tolay Lake Ranch and Roche Ranch Acquisition, Sonoma County Agricultural Preservation and Open Space District, Sonoma County, CA. Submitted by Sally Evans for Sonoma County Agricultural Preservation and Open Space District. A.R.S Project 01-025. 17 pages.
- Best, et. al. *A Sonoma County Flora*. 1996. California Native Plant Society.
- Bossard, Carla C. et al. 2000. *Invasive Plants of California's Wildlands*. University of California Press.
- California Department of Fish and Game. California Interagency Wildlife Task Group. 2002. CWHR Version 8.0 personal computer program. Sacramento, California.
- California Department of Forestry and Fire Protection. 1988. *A Guide to Wildlife Habitats of California*. 166 pp.
- California Department of Conservation, California Geologic Survey. 2002. *Geologic Map of the Sears Point 7.5' Quadrangle, Sonoma, Solano, and Napa Counties, California: A Digital Database*
- Ducks Unlimited, Inc. 2005. Feasibility Analysis for the Restoration of Tolay Lake Sonoma County, California. Final Report Prepared for: Sonoma County Agricultural Preservation & Open Space District. Prepared by: Ducks Unlimited, Inc. Western Regional Office, Rancho Cordova, California. March, 2005. 46 pages.
- EBA Engineering. 2004. Phase I Environmental Site Assessment Tolay Lake Ranch, Petaluma, California. Report prepared for Sonoma County Agricultural Preservation and Open Space District. February 2004. Project No. 03-1050. 17 pages plus appendices.
- Hickman, J.C. *The Jepson Manual - Higher Plants of California*. 1993. University of California Press, Berkeley.
- John Bouyea & Associates. 2007. *Summary Appraisal Report, Roche Property*. 65 pages plus Addenda
- Kamman Hydrology and Engineering, Inc. 2003. Hydrologic Feasibility Analysis for the Tolay Lake Ranch Property Sonoma County, California. Prepared for Sonoma County Agricultural Preservation & Open Space District. December 2003. 18 pages.
- Roche, B. J., 2007. Personal Communication. Property Owner Representative, November 9, 2007.
- Sonoma County Agricultural and Open Space District. 2006. *Connecting Communities and the Land, A Long Range Acquisition Plan*. 50 pages
- Sonoma County Agricultural and Open Space District. 11/6/2007. *Staff Report to the District Board of Directors*.
- Sonoma Land Trust. 2007. *Roche – Tolay Creek Watershed Grant Request, Sonoma County, Land Acquisition Evaluation*. 15 pages.
- U.S. Department of Agriculture. 1972. *Soil Survey of Sonoma County*. Soil Conservation Service. 188 pp.

**Exhibit 8**  
**Roche Ranch Property**  
**Baseline Document**  
**RECORD of PHOTOGRAPHS**

Dates: 11/09/07, 11/12/07, 12/05/07; Aerial photos: 08/31/07

Focal Length: 35 mm

Note: Photograph locations are shown on Exhibit 4, Baseline Site Map

Photographer: R. Evans

Type: Digital

Page: 1

Location #	Photo #	State Plane Coordinates	Photo Point Location Description	Subject	Direction
1	1	6430170, 1824248	From N edge of Hwy 121	Access gate to Property from Hwy 121.	305°
2	2	6430141, 1824291	From access gate along Hwy 121	Hwy 121 frontage.	375°
3	3	6430026, 1824196	From ~ 100' W of Hwy 121 bridge over Tolay Creek	Tolay Creek and Infineon Raceway property line.	255°
4	4	6429164, 1824516	From fence corner ~ 75' W of Property corner	Southern portion of Property with Tolay Cr/ Property line to right and interior fence to left.	285°
5	5	6426549, 1827200	From ranch road at eastern Property line	Pile of rubble just inside eastern Property line.	310°
6	6	6426622, 1827092	From ~ 30' W of eastern Property line & 100' S of ranch road	Metal debris and ~ 100 sq ft shed near eastern Property line.	135 °
7	7	6426501, 1827101	From eastern edge of Tolay Cr ~ 50' S of ranch road	Eroded confluence of Tolay Creek with SW tributary with exposed PVC pipe.	255 °
8	8	6426480, 1827126	From eastern edge of Tolay Cr ~ 30' S of ranch road	Crossing constructed on fill through Tolay Creek channel (no culvert).	275 °
9	9	6426282, 1826896	From western edge of channel ~ 200' E of ranch road	Exposed PVC pipe in channel of tributary to Tolay Creek with recent grading to left.	355°
10	10	6423774, 1826885	From ranch road	Rutted, unimproved seasonal dirt ranch road with Tolay Creek, Roche vineyard, Hwy 121, and Sonoma Baylands in background.	85°
11	11	6423027, 1826376	From N side of spring	Developed spring accessible to cattle.	205°
12	12	6422928, 1824156	From SW Property boundary with Infineon Raceway; road ends at Property boundary	Southwestern portion of Property with Sonoma Baylands in background.	90°
12	13	6422928, 1824156	From SW Property boundary with Infineon Raceway; road ends at Property boundary	Eastern portion of Property with rocky knoll in background. Annual grassland habitat type.	285°

**Exhibit 8**  
**Roche Ranch Property**  
**Baseline Document**  
**RECORD of PHOTOGRAPHS**

Dates: 11/09/07, 11/12/07, 12/05/07; Aerial photos: 08/31/07

Focal Length: 35 mm

Note: Photograph locations are shown on Exhibit 4, Baseline Site Map

Photographer: R. Evans

Type: Digital

Page: 2

Location #	Photo #	State Plane Coordinates	Photo Point Location Description	Subject	Direction
13	14	6419917, 1826473	From edge of road at western Property line	View of Petaluma river to the west.	265°
14	15	6418911, 1827960	From ~ 300' NE of western Property line fence	Eucalyptus & Lombardy poplar grove/ possible old homestead site.	65°
15	16	6418738, 1828124	From top of knoll ~ 500' NE of western Property line fence	Northwestern portion of Property with Tolay Lake in background, developed spring in center of photo.	315°
16	17	6418457, 1829983	From center of ranch road	Panoramic - Tolay Lake (dry lakebed) to left and northeastern portion of Property.	330°
16	18	6418457, 1829983	From center of ranch road	Panoramic - Tolay Lake to left and northeastern portion of Property.	5°
16	19	6418457, 1829983	From center of ranch road	Panoramic - Tolay Lake to left and northeastern portion of Property.	50°
17	20	6418532, 1831150	From road on slope SW of Tolay Creek	Coastal oak woodland and Tolay Creek.	115°
17	21	6418532, 1831150	From road on slope SW of Tolay Creek	South facing slope with seeps on northern portion of Property (note green "ribbons" extending from seeps – Wet Meadow habitat type).	25°
18	22	6419360, 1831242	From ~ 500' SW of Tolay Creek	Developed spring.	105°
19	23	6419470, 1831429	From 30' S of Tolay Creek	24" culvert on Mangel Ranch Rd. along Tolay Creek with ruins of old hunting cabin on knoll in background.	55°
		<b>Film</b>			

**Exhibit 8  
Roche Ranch Property  
Baseline Document  
RECORD of PHOTOGRAPHS**

Dates: 11/09/07, 11/12/07, 12/05/07; Aerial photos: 08/31/07

Focal Length: 35 mm

Note: Photograph locations are shown on Exhibit 4, Baseline Site Map

Photographer: R. Evans

Type: Digital

Page: 3

Location #	Photo #	State Plane Coordinates	Photo Point Location Description	Subject	Direction
20	24	6418902, 1831944	From 50' SE of crossing	Rocked ranch road crossing of Tolay Creek near NW Property boundary (abutments of Mangel Ranch Rd. bridge in background).	325°
21	25	6423700, 1830138	From Property corner survey stake	Panoramic – confluence of Tolay Creek with northern tributary.	145°
21	26	6423700, 1830138	From Property corner survey stake	Panoramic – confluence of Tolay Creek with northern tributary.	185°
21	27	6423700, 1830138	From Property corner survey stake	Panoramic – confluence of Tolay Creek with northern tributary.	225°
22	28	6423894, 1830956	From Property fenceline 20' E of ranch road	Possible historic home site with developed spring and large eucalyptus with eagle nest.	315°
23	29	6424155, 1830091	From 30' W of Mangel Ranch Rd.	Mangel Ranch Rd. right of way easement (off Property) over a northern tributary to Tolay Creek.	80°
24	30	6423514, 1829856	From 20' N of Mangel Ranch Rd.	Eucalyptus stumps along Mangel Ranch Rd.	95°
25	31	6423111, 1829907	From 30' S of Mangel Ranch Rd. along Tolay Creek	10" culvert on Mangel Ranch Rd. draining toward Tolay Creek.	35°
26	32	6423174, 1829918	From Mangel Ranch Rd. along Tolay Creek	Mangel Ranch Rd. along Tolay Creek and old corral fencing.	125°
27	33	6422548, 1830231	From Mangel Ranch Rd. along Tolay Creek	Eroded area along interior fenceline, Mangel Ranch Rd. along Tolay Creek.	305°
28	34	6422157, 1830655	From 40' N of Mangel Ranch Rd. along Tolay Creek	48" culvert on Mangel Ranch Rd. draining toward Tolay Creek.	195°
29	35	6421783, 1830730	From 100' S of Mangel Ranch Rd. along Tolay Creek	Eroded bank along interior fence/ Mangel Ranch Rd. with old fencing debris.	25°

**Exhibit 8**  
**Roche Ranch Property**  
**Baseline Document**  
**RECORD of PHOTOGRAPHS**

Dates: 11/09/07, 11/12/07, 12/05/07; Aerial photos: 08/31/07

Focal Length: 35 mm

Note: Photograph locations are shown on Exhibit 4, Baseline Site Map

Photographer: R. Evans

Type: Digital

Page: 4

Location #	Photo #	State Plane Coordinates	Photo Point Location Description	Subject	Direction
30	36	6421763, 1830708	From north bank of Tolay Creek	Eroded portion of Tolay Creek.	155°
31	37	6421140, 1830963	From 50' S of Mangel Ranch Rd. along Tolay Creek	48" culvert on Mangel Ranch Rd. draining toward Tolay Creek.	335°
32	38	6421201, 1830872	From 200' S of Mangel Ranch Rd. along Tolay Creek	Tolay Creek.	125°
33	39	6420771, 1831102	From 20' S Mangel Ranch Rd. along Tolay Creek	14" culvert on Mangel Ranch Rd. draining toward Tolay Creek.	315°
33	40	6420771, 1831102	From 20' S of Mangel Ranch Rd. along Tolay Creek	Portion of Tolay Creek channel dominated by bedrock. Montane Riparian habitat type with Himalayan blackberry at lower left.	275°
34	41	6420323, 1831236	From Mangel Ranch Rd. along Tolay Creek	Grazed tules in Fresh Emergent Wetland habitat along Tolay Creek.	255°
35	42	6420052, 1831247	From 40' S of Mangel Ranch Rd. along Tolay Creek	14" culvert on Mangel Ranch Rd. draining toward Tolay Creek.	55°
36	43	6420658, 1833330	From historic rock wall ~ 450' SE of ranch road	Historic ruins of rock wall with San Pablo Bay, Sears Point in background.	135°
36	44	6420658, 1833330	From historic rock wall ~ 450' SE of ranch road	Rock wall in foreground, southern portion of Property/ Mt. Tamalpais in background with Coastal Oak Woodland habitat type.	175°
37	45	6420037, 1833956 <b>Film</b>	From historic rock wall ~ 450' NW of ranch road	Rock wall in foreground, Tolay Lake in background. Note cattle grazing on Property.	295°

**Exhibit 8  
Roche Ranch Property  
Baseline Document  
RECORD of PHOTOGRAPHS**

Dates: 11/09/07, 11/12/07, 12/05/07; Aerial photos: 08/31/07

Focal Length: 35 mm

Note: Photograph locations are shown on Exhibit 4, Baseline Site Map

Photographer: R. Evans

Type: Digital

Page: 5

Location #	Photo #	State Plane Coordinates	Photo Point Location Description	Subject	Direction
38	46	6420815, 1834107	From center of ranch road	Ranch road, cattle in foreground; possible historic homestead and eucalyptus grove in background.	15°
39	47	6422071, 1834584	From ranch road along northern property boundary	Eroded portion of ranch road with wood debris (old pallets).	305°
40	48	6420472, 1835097	From ranch road along northern property boundary	Northern property line fence with Tolay Lake property in background.	265°
41	49	6420604, 1835023	From property line fence	Northern property line fence and possible historic homestead, Monterey cypress in center of photo.	95°
42	50	6419098, 1833375	From top of knoll	Roche Ranch/Tolay Lake property boundary in background with Tolay Creek in center of photo.	195°
43	51	6421922, 1832000	From historic rock wall ~ 150' E of ranch road	Possible historic homestead with osage orange grove. Historic rock wall on left.	315°
44	52	6422125, 1834540	From ranch road along northern property boundary	Eroded drainage with southern portion of property in background.	175°
45	53	6423006, 1833499	From ranch road along northern property boundary	Eroded drainage with southern portion of property in background.	195°
46	54	6423236, 1833037	From northern property line fence	Northern property line and unimproved seasonal dirt ranch road.	315°
47	55	6424468, 1829062	From ranch road	Road crossing over 36" culvert near easement boundary; vineyard on left, Tolay Creek on right.	105°

**Film**

**Exhibit 8  
Roche Ranch Property  
Baseline Document  
RECORD of PHOTOGRAPHS**

Dates: 11/09/07, 11/12/07, 12/05/07; Aerial photos: 08/31/07

Focal Length: 35 mm

Note: Photograph locations are shown on Exhibit 4, Baseline Site Map

Photographer: R. Evans

Type: Digital

Page: 6

Location #	Photo #	State Plane Coordinates	Photo Point Location Description	Subject	Direction
48	56	6427167, 1826567	From property line survey stake	Tolay Creek with riparian easement at left.	135°
49	57	6424522, 1828961	From fenceline SW of culvert	Former ranch road with 36 "culvert in stump lined tributary draining from the northeast.	10°
50	58	6424561, 1828509	From ~ 800' SW of Tolay Creek	Monterey cypress grove within Montane Riparian habitat on SW side of Tolay Creek.	340°
51	59	n/a	From aircraft	Aerial photo of eastern portion of Property looking west, including a portion of Hwy 121 and Infineon Raceway.	n/a
52	60	n/a	From aircraft	Aerial photo of Tolay Creek and hillside looking southwest.	n/a
53	61	n/a	From aircraft	Aerial photo of Tolay Creek and hillside looking southwest, including Petaluma River in background.	n/a
54	62	n/a	From aircraft	Aerial photo of Tolay Creek and hillside looking southwest, including Petaluma River in background and a portion of Tolay Lake Regional Park on the right.	n/a
55	63	n/a	From aircraft	Aerial photo of Tolay Creek and hillside looking northeast.	n/a
56	64	n/a	From aircraft	Aerial photo of Tolay Creek and springs area looking north.	n/a

**Film**

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: PE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #1  
Photograph #1  
Bearing: 305°

Access gate to Property from Hwy 121.



Location #2  
Photograph #2  
Bearing: 375°

Hwy 121 frontage.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #3  
Photograph #3  
Bearing: 255°

Tolay Creek and Infineon Raceway  
property line.



Location #4  
Photograph #4  
Bearing: 285°

Southern portion of Property with Tolay  
Creek / Property line to right and interior  
fence to left.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #5  
Photograph #5  
Bearing: 310°

Pile of rubble just inside eastern Property line.



Location #6  
Photograph #6  
Bearing: 135°

Metal debris and ~ 100 sq ft shed near eastern Property line.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Rab DATE: 1/24/08



Location #7  
Photograph #7  
Bearing: 255°

Eroded confluence of Tolley Creek with SW tributary with exposed PVC pipe. Note tractors in background associated with ongoing grading activity.



Location #8  
Photograph #8  
Bearing: 275°

Crossing constructed on fill through Tolley Creek channel (no culvert).

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Ben DATE: 1/22/08



Location #9  
Photograph #9  
Bearing: 355°

Exposed PVC pipe in channel of tributary to Tolay Creek with recent grading to left. Valley oaks in background.



Location #10  
Photograph #10  
Bearing: 85°

Rutted, unimproved seasonal dirt ranch road with Tolay Creek, Roche vineyard, Hwy 121, and Sonoma Baylands in background.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: PE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #11  
Photograph #11  
Bearing: 205°

Developed spring accessible to cattle.



Location #12  
Photograph #12  
Bearing: 90°

Southwestern portion of Property with  
Sonoma Baylands in background.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Paul DATE: 1/22/08



Location #12  
Photograph #13  
Bearing: 285°

Eastern portion of Property with rocky knoll in background. Annual grassland habitat type.



Location #13  
Photograph #14  
Bearing: 265°

View of Petaluma River basin to the west.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Dash DATE: 1/22/08



Location #14  
Photograph #15  
Bearing: 65°

Eucalyptus & Lombardy poplar grove.



Location #15  
Photograph #16  
Bearing: 315°

Northwestern portion of Property with  
Tolay Lake in background, developed  
spring, possible historic homestead site in  
center of photo.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

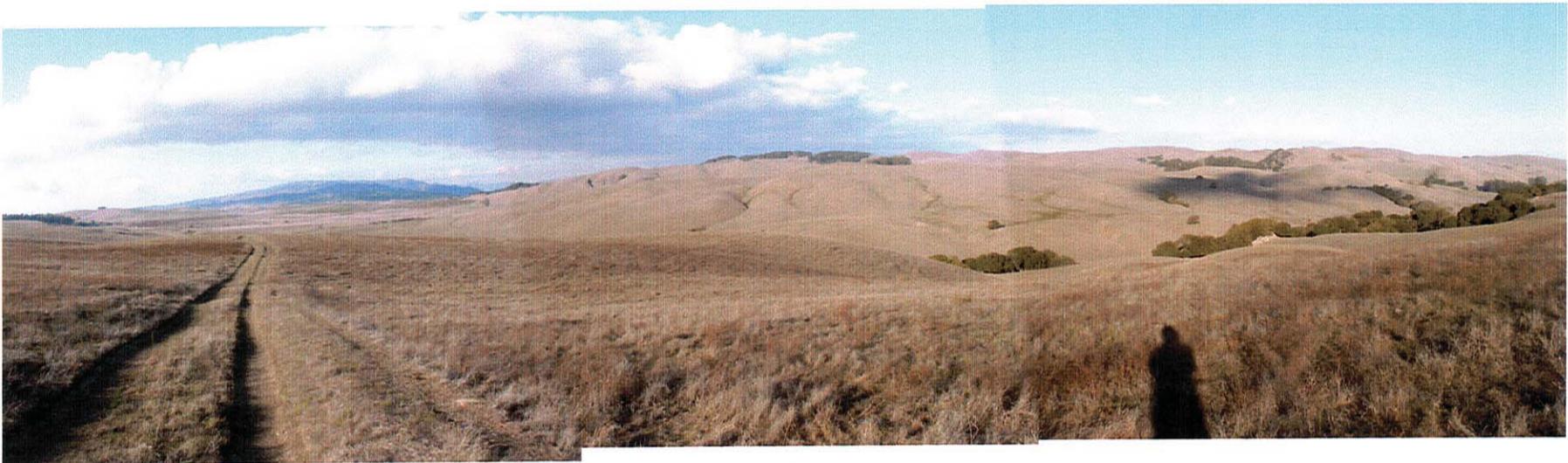
Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: PE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #16  
Photographs # 17,18,19  
Bearings: 330°, 5°, 50°

Panoramic - Tolay Lake (dry lakebed) in background at left and northeastern portion of Property in background at center/right.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: PE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 11/22/08



Location #17  
Photograph #20  
Bearing: 115°

Coastal oak woodland and Tolay Creek basin.



Location #17  
Photograph #21  
Bearing: 25°

Southwestern facing slope with seeps on northern portion of Property (note green "ribbons" extending from seeps – Wet Meadow habitat type).

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: PE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 11/22/08



Location #18  
Photograph #22  
Bearing: 105°

Developed spring.



Location #19  
Photograph #23  
Bearing: 55°

24" culvert on Mangel Ranch Rd. along  
Tolay Creek with ruins of old hunting  
cabin on knoll in background.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: PLC DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 11/22/08



Location #20  
Photograph #24  
Bearing: 325°

Rocked ranch road crossing of Tolay  
Creek near NW Property boundary  
(abutments of Mangel Ranch Rd bridge in  
background).

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #21

Photographs # 25, 26, 27

Bearings: 145°, 185°, 225°

Panoramic – confluence of Tolay Creek and northern tributary with Mangel Ranch Rd in center.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #22  
Photograph #28  
Bearing: 315°

Possible historic home site with developed spring and large eucalyptus with golden eagle nest.



Location #23  
Photograph #29  
Bearing: 80°

Mangel Ranch Rd. right of way easement (off Property) over a northern tributary to Tolay Creek.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #24  
Photograph #30  
Bearing: 95°

Eucalyptus stumps along Mangel Ranch Rd.



Location #25  
Photograph #31  
Bearing: 35°

10" culvert on Mangel Ranch Rd. draining toward Tolay Creek.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #26  
Photograph #32  
Bearing: 125°

Mangel Ranch Rd. along Tolay Creek and  
old corral fencing.



Location #27  
Photograph #33  
Bearing: 305°

Eroded area along interior fenceline,  
Mangel Ranch Rd. along Tolay Creek.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Paul DATE: 1/22/08



Location #28  
Photograph #34  
Bearing: 195°

48" culvert on Mangel Ranch Rd. draining toward Tolay Creek.



Location #29  
Photograph #35  
Bearing: 25°

Eroded bank along interior fence/Mangel Ranch Rd. with old fencing debris.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: PC DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: bob DATE: 1/22/08



Location #30  
Photograph #36  
Bearing: 155°

Eroded portion of Tolay Creek.



Location #31  
Photograph #37  
Bearing: 335°

48" culvert on Mangel Ranch Rd. draining  
toward Tolay Creek.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #32  
Photograph #38  
Bearing: 125°

Tolay Creek.



Location #33  
Photograph #39  
Bearing: 315°

14" culvert on Mangel Ranch Rd. draining toward Tolay Creek.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #33  
Photograph #40  
Bearing: 275°

Portion of Tolay Creek channel dominated by bedrock. Montane Riparian habitat type with Himalayan blackberry at lower left.



Location #34  
Photograph #41  
Bearing: 255°

Grazed tules in Fresh Emergent Wetland habitat along Tolay Creek.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #35  
Photograph #42  
Bearing: 55°

14" culvert on Mangel Ranch Rd. draining toward Tolay Creek.



Location #36  
Photograph #43  
Bearing: 135°

Historic ruins of rock wall with San Pablo Bay, Sears Point in background.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

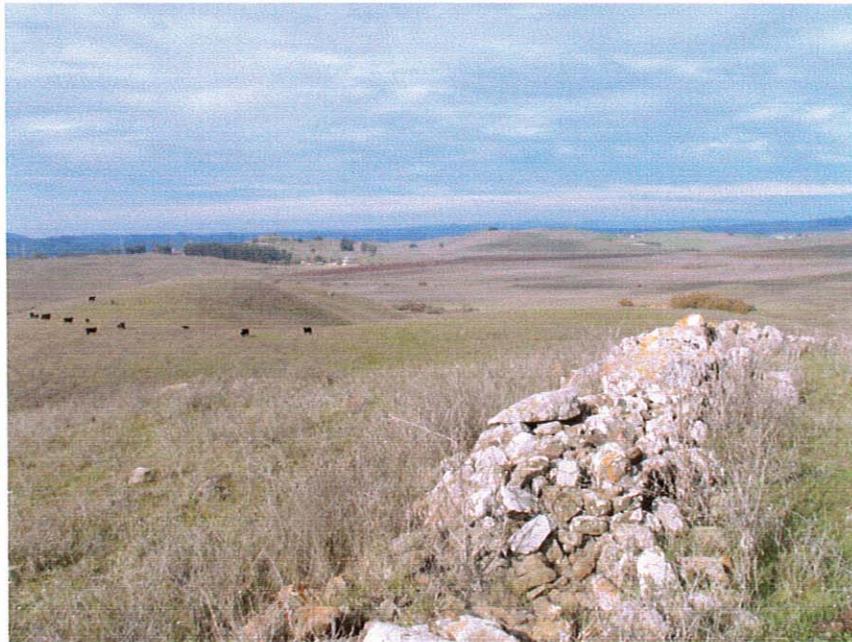
LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #36  
Photograph #44  
Bearing: 175°

Rock wall in foreground, southern portion of Property / Mt. Tamalpais in background with Coastal Oak Woodland habitat type.



Location #37  
Photograph #45  
Bearing: 295°

Rock wall in foreground, Tolay Lake (dry lake bed) in background. Note cattle grazing on Property.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: AE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #38  
Photograph #46  
Bearing: 15°

Ranch road, cattle in foreground; possible historic homestead and eucalyptus/Monterey cypress grove in background.



Location #39  
Photograph #47  
Bearing: 305°

Eroded portion of ranch road along northeast property line with wood debris (old pallets).

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: NE DATE: 1/19/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #40  
Photograph #48  
Bearing: 265°

Northern property line fence with Tolay  
Lake Regional Park property in  
background.



Location #41  
Photograph #49  
Bearing: 95°

Northern property line fence and possible  
historic homestead, Monterey cypress in  
center of photo.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 11/22/08



Location #42  
Photograph #50  
Bearing: 195°

Roche Ranch / Tolay Lake Regional Park  
property boundary in background with  
Tolay Creek in center of photo.



Location #43  
Photograph #51  
Bearing: 315°

Possible historic homestead with osage  
orange grove. Historic rock wall in  
background at left.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: PE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #44  
Photograph #52  
Bearing: 175°

Eroded drainage near northern property line.



Location #45  
Photograph #53  
Bearing: 195°

Eroded drainage near northern property line.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_



Location #46  
Photograph #54  
Bearing: 315°

Northern property line and unimproved  
seasonal dirt ranch road.



Location #47  
Photograph #55  
Bearing: 105°

Former ranch road crossing over 36"  
culvert near riparian easement boundary;  
vineyard on left, Tolay Creek on right.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/20/08



Location #48  
Photograph #56  
Bearing: 135°

Tolley Creek with riparian easement at left.



Location #49  
Photograph #57  
Bearing: 10°

Former ranch road with 36 "culvert in  
stump lined tributary draining from the  
northeast.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: RE DATE: 1/15/08

LANDOWNER CERTIFICATION:

BY: BSH DATE: 1/22/08



Location #50  
Photograph #58  
Bearing: 340°

Monterey cypress grove within Montane  
Riparian habitat on SW side of Tolay  
Creek.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: JN DATE: 1/17/08

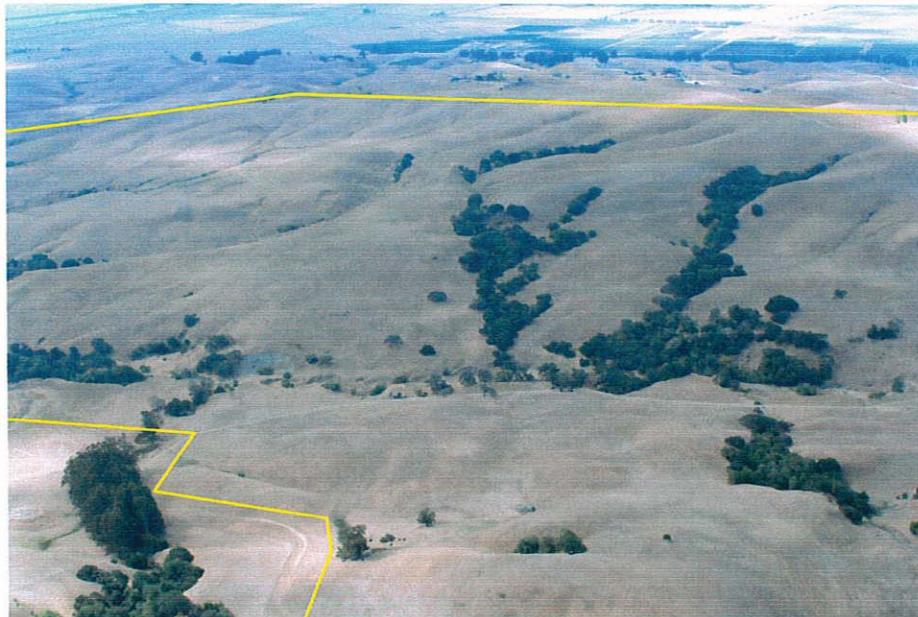
LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #51  
Photograph #59

Aerial photo of eastern portion of Property looking west, including a portion of Hwy 121 and Infineon Raceway.



Location #52  
Photograph #60

Aerial photo of Tolay Creek and hillside looking southwest.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

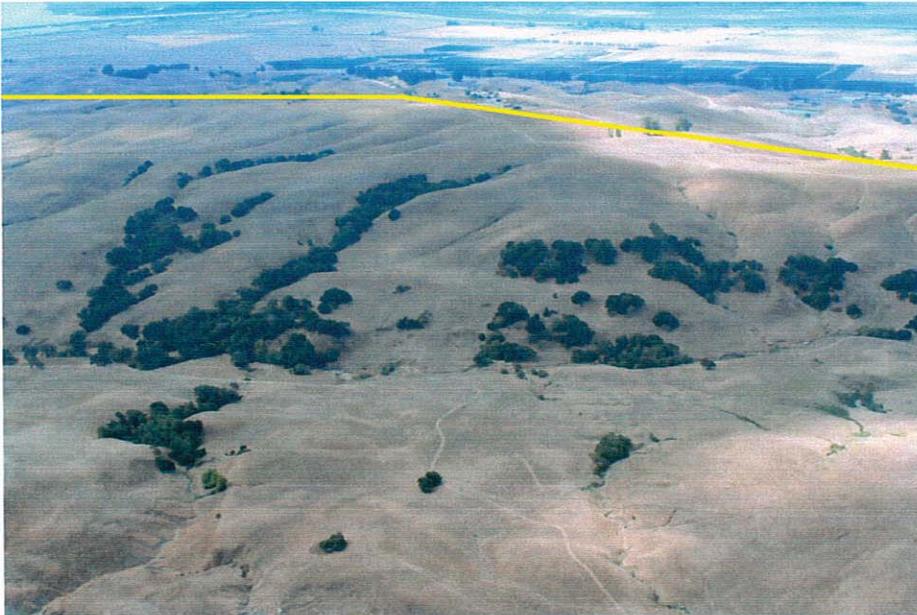
Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: JN DATE: 1/17/08

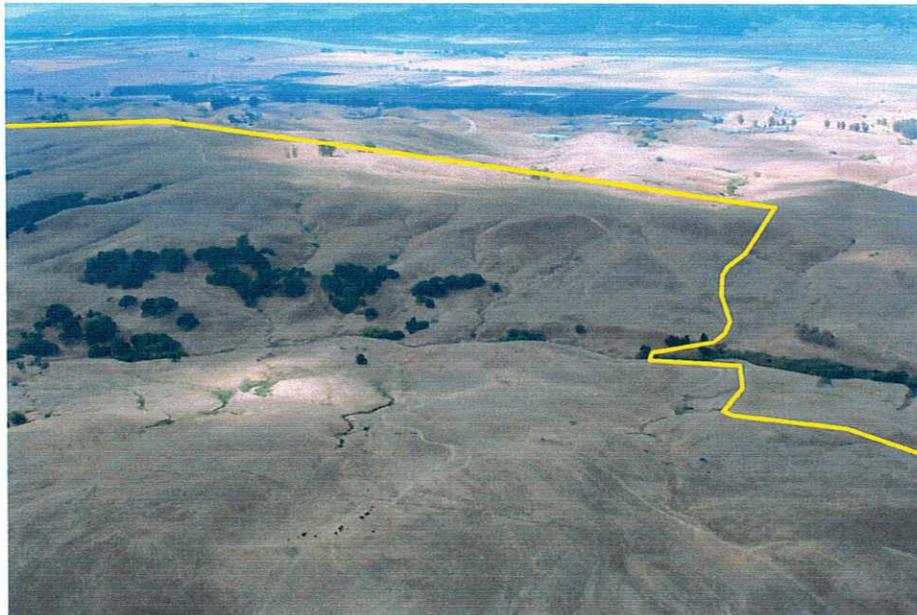
LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #53  
Photograph #61

Aerial photo of Tolay Creek and hillside looking southwest, including Petaluma River in background.



Location #54  
Photograph #62

Aerial photo of Tolay Creek and hillside looking southwest, including Petaluma River in background and a portion of Tolay Lake Regional Park on the right.

**EXHIBIT 9**

**ROCHE RANCH PROPERTY  
CONSERVATION EASEMENT BASELINE DOCUMENT**

**PROPERTY PHOTOGRAPHS**

Dates of Photographs: 11/09/07, 11/12/07, 12/05/07

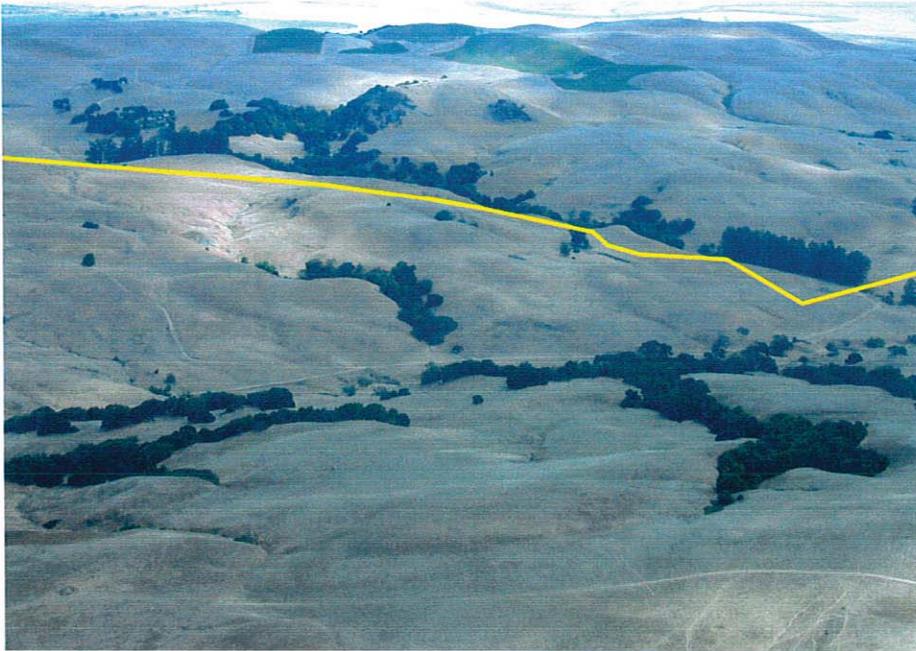
Dates of Aerial Photographs: 08/31/07

Sonoma County Agricultural  
Preservation and Open Space District  
BASELINE DOCUMENTATION

DOCUMENTATION BY: JN DATE: 1/17/08

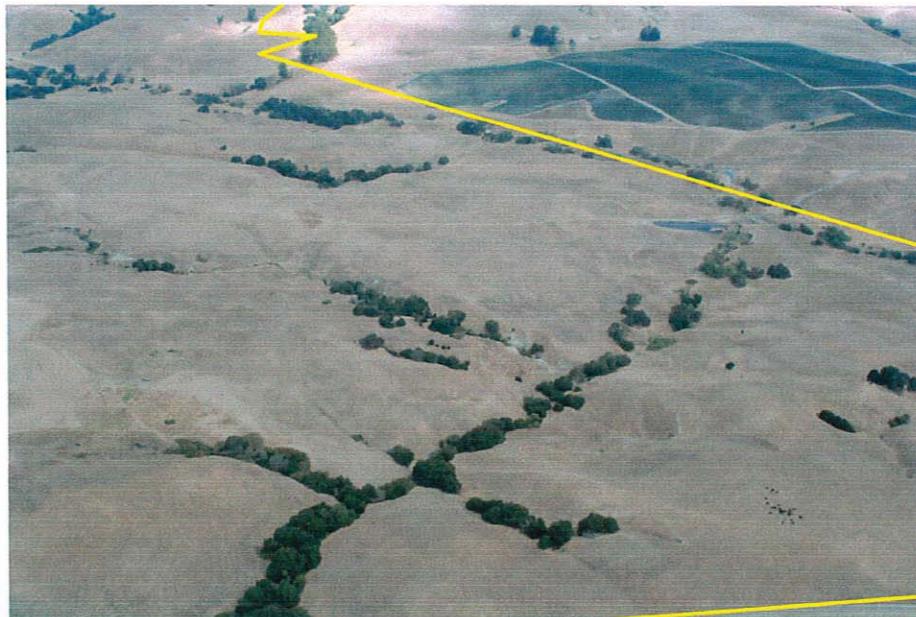
LANDOWNER CERTIFICATION:

BY: Bob DATE: 1/22/08



Location #55  
Photograph #63

Aerial photo of Tolay Creek and  
hillside looking northeast.



Location #56  
Photograph #64

Aerial photo of Tolay Creek and  
springs area looking north.