

# **PJR 078 | DEVELOPMENT PERMIT APPLICATION FOR MAJOR SUBDIVISION**

## Table of Contents

<b>1. Applications</b>	1.	<a href="#">Planning Application form PJR-001</a> (PDF)
	2.	<a href="#">Major Subdivision Supplemental Information form PJR-079</a> (PDF)
	3.	<a href="#">Indemnification Agreement form PJR-011</a> , (PDF)
<b>2. Tentative Map Requirements</b> <b>Supporting Contents</b>		<i>"Every tentative map shall be prepared by registered civil engineer or a licensed land surveyor, and shall clearly and legibly drawn to scale and shall contain the following information..."</i>
	1.	A site location map indicating the location of the proposed subdivision in relation to the surrounding area or region.
	2.	The tract name, date, north point, scale, and sufficient description to define the location and boundaries of the proposed tract
	3.	Names and addresses of applicant, property owner of record, and engineer or surveyor.
	4.	Location, names and present width of adjacent or abutting roads, streets, highways and ways, and their status as public or private roads.
	5.	The locations, names, widths and approximate gradient of all roads, streets, highways, and ways in or adjacent to the proposed subdivision or to be offered for dedication.
	6.	The location and width of all proposed or existing easements for drainage, sewerage, public utilities and roads
	7.	Sufficient contours to determine the general slope of the land and the high and low points thereof.
	8.	The approximate dimensions of all lots and radii of all curves.

## Table of Contents

	9.	Total acreage of site (gross and net), total number of lots, minimum lot size, average lot size, lot numbers.
	10.	The location and identification of all existing structures on the property, including distances to existing and proposed property lines.
<b>3. Sewage Disposal</b>		If sanitary sewer service is available, a letter shall be submitted from the sewer provider stating the ability of the system to handle sewage from the proposed subdivision and that the development can connect to the system.
<b>4. Water Supply</b>		If water is by public utility or private water company, a letter from the water provider shall be submitted stating its ability to serve the subdivision. If water is by wells or springs, sufficient evidence shall be submitted that an adequate quantity of potable water can be obtained from wells or springs for the lots in the subdivision.
<b>5. Deeds.</b>		Provide a current copy of the recorded deed(s) to the property to be subdivided
<b>6. Assessor's Parcel Map</b>		Provide a current Assessor's Parcel Map with the subject property highlighted..
<b>7. USGS Map</b>		A copy of the USGS quad map (8 ½ inches x 11 inches) with the site identified.
<b>8. Fire Safe and Vegetation Management Plan</b>		Plan prepared according to Fire Safe Standards and <a href="#">Vegetation Management Planning Requirements</a> .
<b>9. Stormwater Management Submittals</b>		Provide description of stormwater management including runoff, treatment, drainage, and flood control. If applicable, provide location of existing wetlands and measures to avoid.

**PJR 078 | 1 - APPLICATION FORMS**

# Planning Application

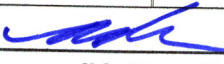
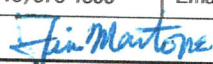
## PJR-001

**Application Type(s):**

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Admin Cert. Compliance          | <input type="checkbox"/> Design Review Admin.          | <input type="checkbox"/> Minor Subdivision            | <input type="checkbox"/> Use Permit                 |
| <input type="checkbox"/> Ag. or Timber Preserve/Contract | <input checked="" type="checkbox"/> Design Review Full | <input type="checkbox"/> Voluntary Merger             | <input type="checkbox"/> Variance                   |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment        | <input type="checkbox"/> Ordinance Interpretation     | <input type="checkbox"/> Zone Change                |
| <input type="checkbox"/> Cert. of Modification           | <input type="checkbox"/> Lot Line Adjustment           | <input type="checkbox"/> Second Unit Permit           | <input checked="" type="checkbox"/> Other: PJR- 128 |
| <input type="checkbox"/> Coastal Permit                  | <input checked="" type="checkbox"/> Major Subdivision  | <input type="checkbox"/> Specific/Area Plan Amendment | Housing Development                                 |
| <input type="checkbox"/> Zoning Permit for: _____        |  |   |   |

File # \_\_\_\_\_

**By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.**

PRINT CLEARLY			
<b>APPLICANT</b>		<b>OWNER (IF OTHER THAN APPLICANT)</b>	
Name Eldridge Renewal, LLC		Name State of California	
Mailing Address 3255 West March Lane, Suite 400		Mailing Address 707 3rd Street, 5th Floor	
City Stockton	State CA	Zip 95219	
City West Sacramento	State CA	Zip 95605	
Day Ph (209) 473-6000	Email mskelton@grupe.com	Day Ph (916) 376-1800	Email jim.martone@dgs.ca.gov
Signature 	Date 02/09/24	Signature 	Date 02/09/24
<b>Billing Responsible Party (At-Cost Only)</b> <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other:			
OTHER PERSONS TO RECEIVE CORRESPONDENCE			
Name/Title Keith Rogal		Name/Title	
Mailing Address 3255 West March Lane, Suite 400		Mailing Address	
City Stockton	State CA	Zip 95219	
City	State	Zip	
Day Ph ( )	Email keith@sdccommunity.com	Day Ph ( )	Email
PROJECT INFORMATION			
Address(es) 15000 Arnold Drive, Eldridge, CA 95431		City Eldridge	
Assessor's Parcel Number(s) 054-090-001-000, 054-150-005-000, 054-150-010			
Project Description Refer to the attached PJR-128 Application Materials			
Acres Approximately 180 Acres		Number of new lots proposed 930	
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Site Served by Public Sewer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
TO BE COMPLETED BY PRMD STAFF			
Planning Area	Supervisorial District	<input type="checkbox"/> Critical Habitat <input type="checkbox"/> Urban Service	Groundwater <input type="checkbox"/> 1 / 2
Current Zoning		<input type="checkbox"/> NPDES <input type="checkbox"/> Williamson Act	Availability <input type="checkbox"/> 3 / 4
General Plan Land Use		Specific/Area Plan	Subject to <input type="checkbox"/> EX
		Parcel Specific Policy	CEQA <input type="checkbox"/> YES
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No	Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No	File No.	
Previous Files	Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Application accepted by	Date		
Approved by	Date		



**INDEMNIFICATION AGREEMENT**

**PJR-011**

As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Applicant Name: Matthew Skelton

Applicant Signature: [Handwritten Signature]

Owner Name: JIM MARTONE

Owner Signature: [Handwritten Signature]

Date: 2/12/24

File No.: \_\_\_\_\_

**NOTE:** The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

# Major Subdivision - Supplemental Information

PJR-079

Are any of the lots to be combined with existing parcels? Yes  No  Which? (APN) \_\_\_\_\_

Does the owner **now own**, or has the owner **formerly owned** or **held interest in**, adjacent land? Yes  Where? (APN) 054-150-010-000, 054-080-001-000

Note: Any approval by the County shall be automatically **voided** if the question on existing or former ownerships of adjacent properties is falsely or inaccurately answered.

Water Source: Sonoma County Water Agency (Interim) Sewage Disposal: County of Sonoma

## Existing Site Characteristics:

Existing use of property: Vacant Buildings - Previous State Owned/Operated Facility Acreage: Approximately 180

Proximity to creeks, waterways and impoundment areas: Yes, Mill Creek and Sonoma Creek run through the planned area.

Vegetation on site: Yes, wild natural vegetation surrounds the site and existing general landscaping on the State's campus of the facility.

General topography: The site is relatively flat but has a gentle slope on towards Sonoma Creek on both East and West sides of the creek.

Surrounding uses to North: State Parks/Vacant Land South: Single Family Homes/Vacant Land

East: State Parks/Vacant Land West: State Parks/Vacant Land

Grading Required: Cut Max: TBD Fill Max: TBD

Fill Area: TBD Approx. total yds: TBD

Will more than one (1) acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance or other activities? If yes, indicate area of disturbance in acres: Approximately 180 Acres

Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.)  
\_\_\_\_\_

Will proposal required annexation to a district in order to obtain public services?

Yes  No

Are there currently any hazardous materials(chemicals, oils, gasoline) etc. stored, used, or processed on this site?

Yes  No

Were there any hazardous materials used, stored, or processed on this site anytime in the past?

Yes  No

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized?

Yes  No

## Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

**PJR 078 | 2 - TENTATIVE MAP REQUIREMENTS - SUPPORTING CONTENT**



# SONOMA DEVELOPMENTAL CENTER

JACK LONDON STATE PARK

SONOMA VALLEY REGIONAL PARK

FERN LAKE

SUTTONFIELD LAKE

DGS CORE CAMPUS BOUNDARY

300' BUFFER





300' BUFFER

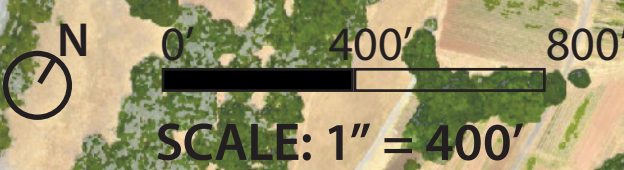
SONOMA CREEK

MILL CREEK

SDC PROPERTY LINE

## LEGEND

-  SDC Site  
**945 acres**
-  Core Campus  
**180 acres**  
19% of SDC site
-  Specific Plan  
Boundary
-  300' Buffer  
**50.5 acres**  
5.3% of SDC site



**Names and addresses of applicant**

Eldridge Renewal LLC  
3255 West March Lane, Suite 400  
Stockton, CA 95219

**Property owner of record**

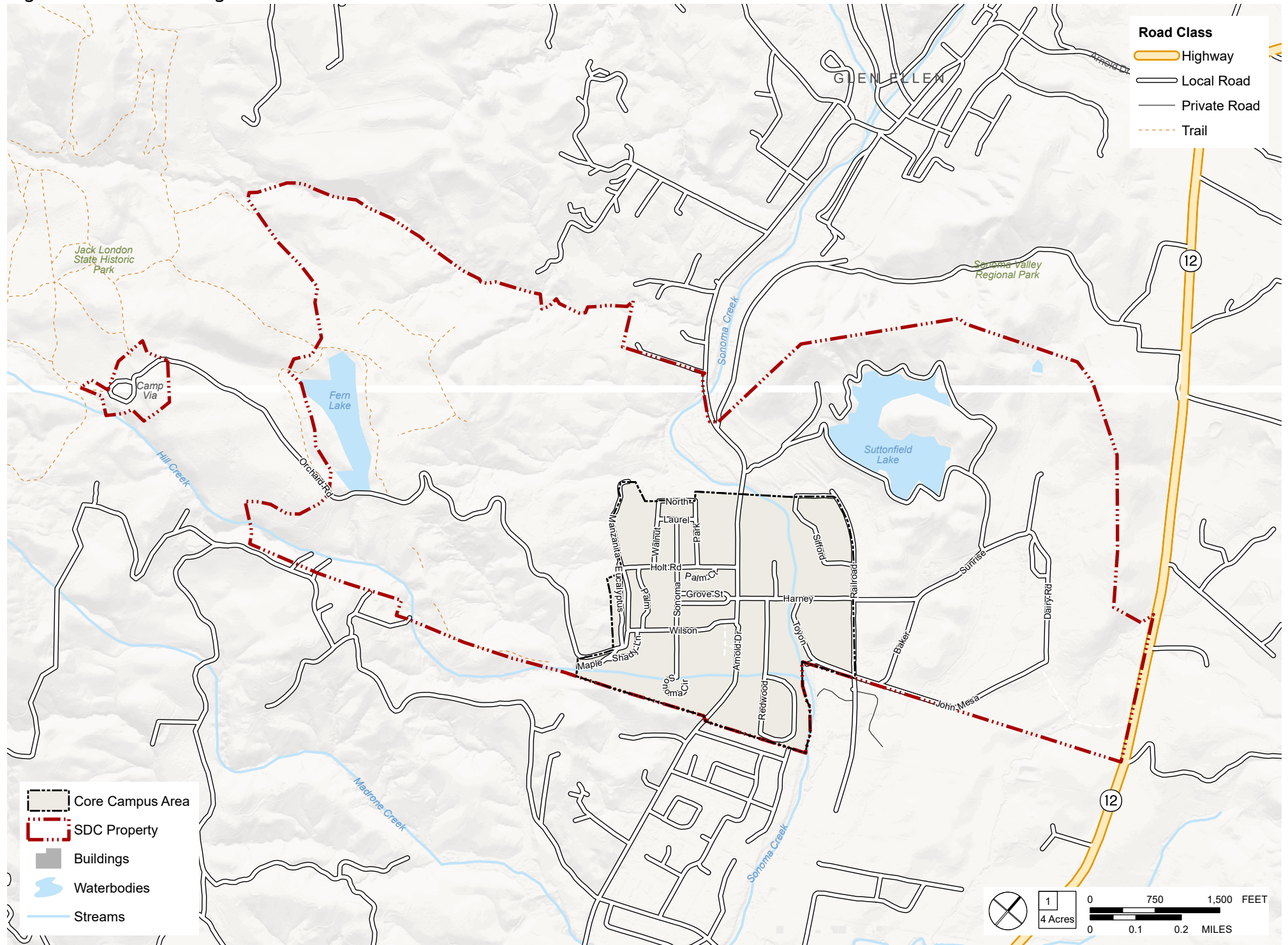
State of California  
707 3rd Street, 5th Floor  
West Sacramento, CA 95605

**Surveyor**

Albion Surveys  
1113 Hunt Avenue  
St. Helena, CA 94574






**Section 2 - 3**

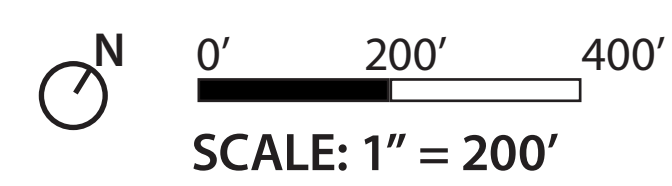
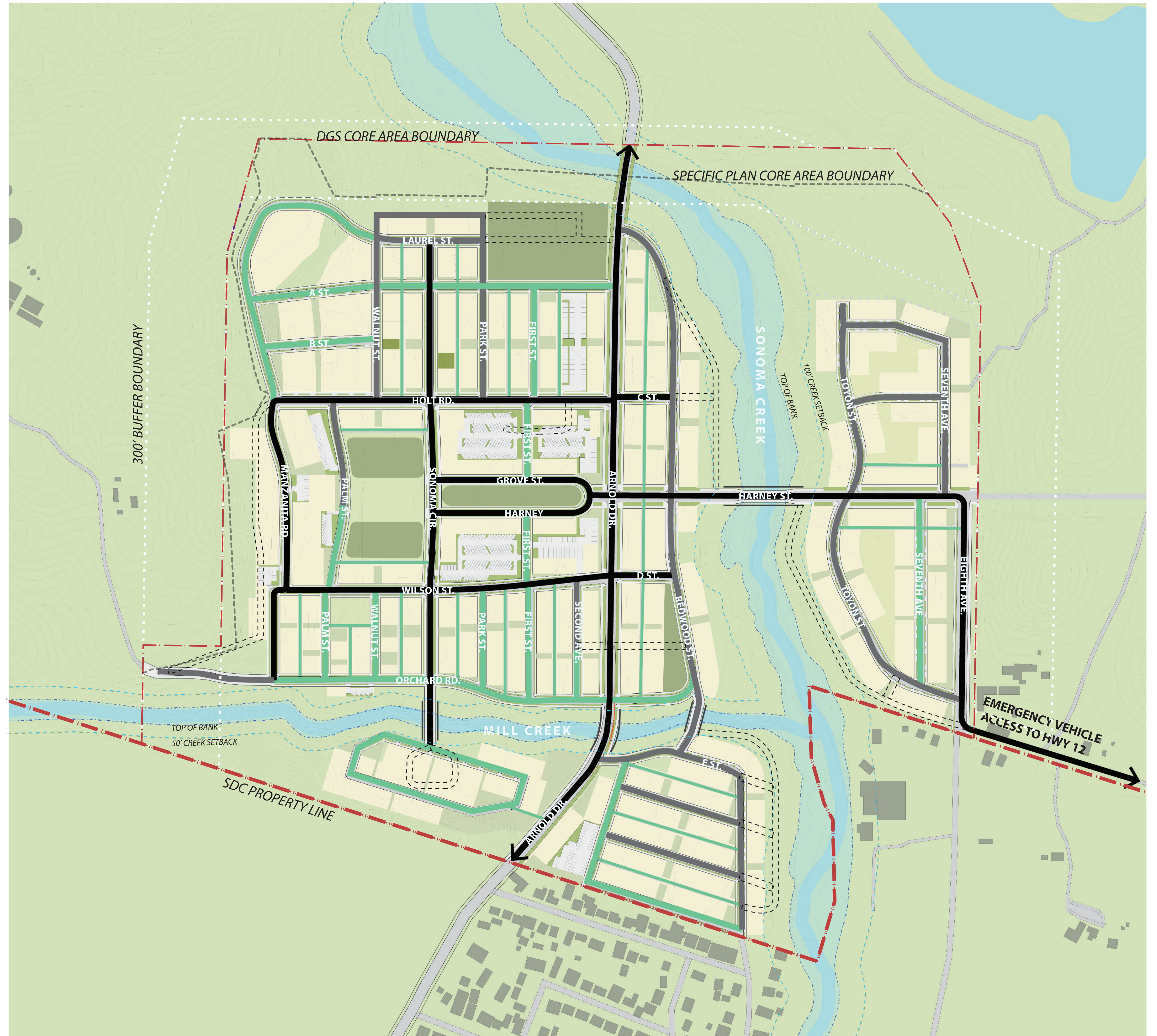
Figure 3.14-1: Existing Circulation Network



Source: TIGER/Line Shapefiles, 2019; WRT, 2020; County of Sonoma, 2020; Dyett & Bhatia, 2022

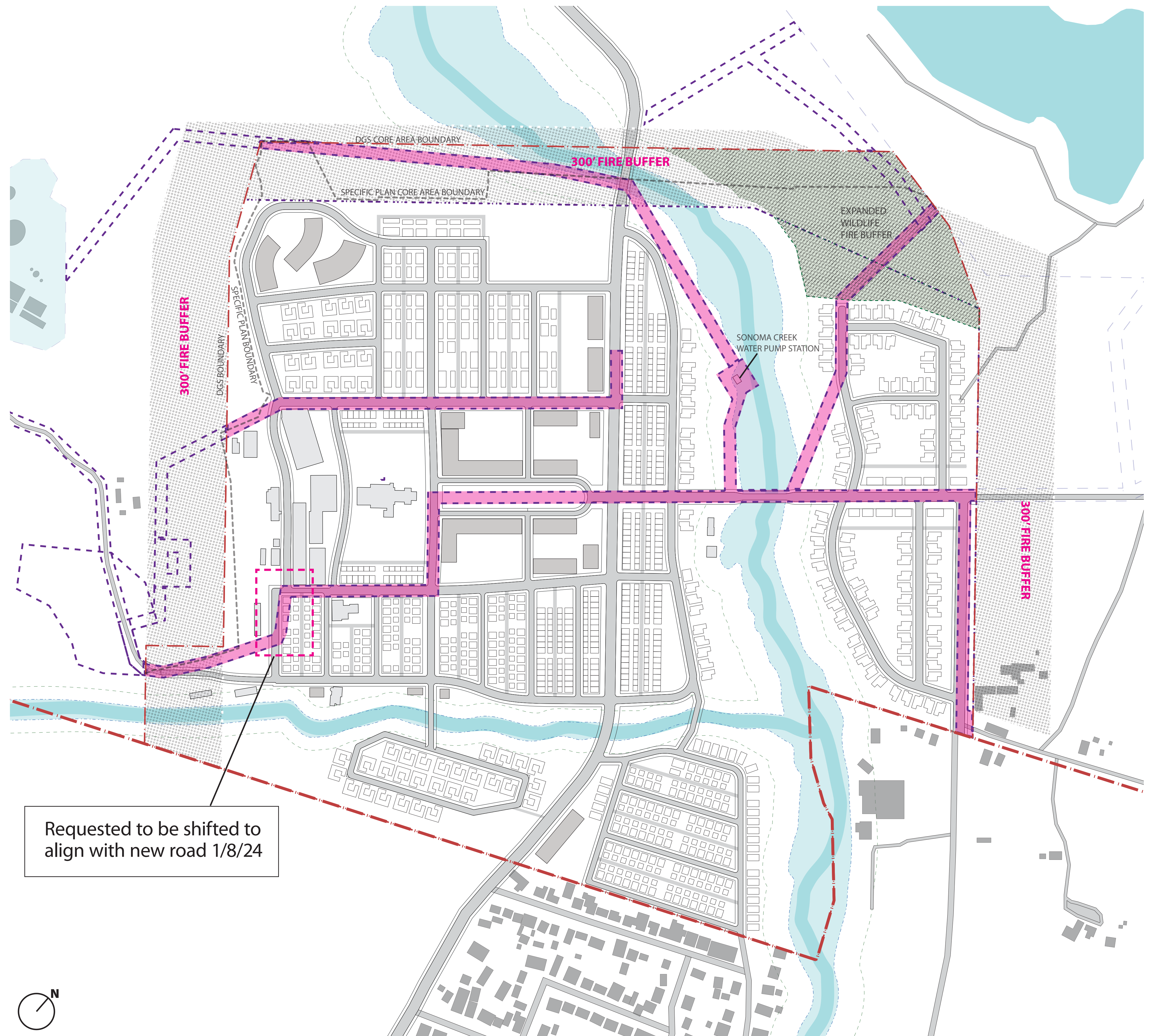
# ROADS

-  Existing Core Campus Roads
-  Realigned Roads
-  New Roads
-  New Alleys
-  Removed Roads



PREPARED BY: OLIN, Landscape Architects

# EASEMENTS, BUILDING ENVELOPES & COVENANTS



Requested to be shifted to align with new road 1/8/24

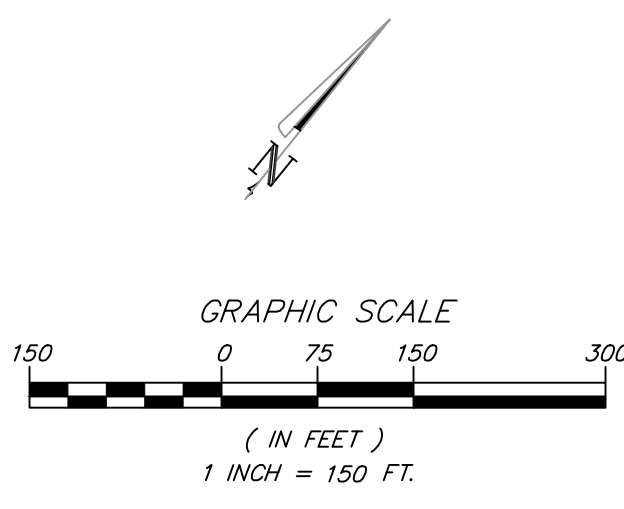
## LAND USE

- - - Core Campus Boundary received from DGS 12/8/23
- Road & Utility Easements received from DGS 12/8/23



SCALE: 1" = 200'  
0' 100' 250' 500'

PREPARED BY: WILLIAM RAWN ASSOCIATES, Architects, Inc.



**LEGEND:**

- |       |  |
|-------|--|
| CONC  | CONCRETE                                     |
| DI    | DRAINAGE INLET                               |
| ELEC  | ELECTRIC                                     |
| FF    | FINISHED FLOOR                               |
| FH    | FIRE HYDRANT                                 |
| GUY   | GUY WIRE                                     |
| HB    | HOSE BIB                                     |
| ICVB  | IRRIGATION CONTROL VALVE BOX                 |
| INV   | INVERT                                       |
| JP    | JUNCTION POLE                                |
| PP    | POWER POLE                                   |
| SSCO  | SANITARY SEWER CLEAN OUT                     |
| SSMH  | SANITARY SEWER MAN HOLE                      |
| TC    | TOP OF CONCRETE/TOP OF CURB                  |
| TW    | TOP OF WALL                                  |
| WM    | WATER METER                                  |
| WV    | WATER VALVE                                  |
| BO    | BLACK OAK                                    |
| LO    | LIVE OAK                                     |
| MAD   | MADRONE                                      |
| MANZ  | MANZANITA                                    |
| WAL   | WALNUT                                       |
| WO    | WHITE OAK                                    |
| W     | WELL   |
| 12/25 | TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET   |
| 1"    | 1' CONTOUR                                   |
| 5"    | 5' CONTOUR                                   |
| ---   | APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES |
| ---   | APPROXIMATE EASEMENT LINE; SEE DRAWING NOTES |
| ---   | BUILDING LINE                                |
| ---   | EDGE OF CONC                                 |
| ---   | EDGE OF DIRT ROAD                            |
| ---   | EDGE OF PAVEMENT                             |
| ---   | EDGE OF GRAVEL ROAD                          |
| ---   | FENCE  |
| ---   | FLOW LINE                                    |
| ---   | GRADE BREAK                                  |
| ---   | OVERHEAD POWER AND/OR TELEPHONE LINE         |
| ---   | PATH   |
| ---   | WALL   |
| ---   | VINEYARD ROW                                 |

NOTE:  
 This map was prepared using photogrammetric methods by Tetra Tech Geomatic Technologies in Lafayette, California. In areas of dense vegetation, accuracy of contours may deviate from accepted accuracy standards.  
 The grid is based on the California Coordinate System, Zone II, NAD 1983. Elevations are based on NAVD 88.  
 Control survey performed by New Albion Surveys, St. Helena, CA.



**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.

FOR ALBION SURVEYS,

SEPTEMBER 12, 2017  
 JOE SULLIVAN



**ALBION SURVEYS**  
 CONSULTING LAND SURVEYORS  
 1113 HUNT AVENUE  
 ST. HELENA, CA 94574  
 (707) 963-1217  
 www.albionsurveys.com

**DRAWING NOTES**

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSION, ACREAGE OR EASEMENT LOCATIONS. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE. EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR WAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

**SITE INFORMATION**

APN:  
 ADDRESS: 15000 ARNOLD DRIVE  
 ELDRIDGE, CA 95431

**MAP OF TOPOGRAPHY  
 OF A PORTION OF THE LANDS OF  
 SONOMA DEVELOPMENTAL CENTER  
 COUNTY OF SONOMA STATE OF CALIFORNIA**

**REVISIONS & ADDITIONS**




DATE	BY	PG.
9-5-2017	FB	PG.
DRAFTER: M. HOOKS	FB	PG.
DATE	FB	PG.
DRAFTER:	FB	PG.
DATE	FB	PG.
DRAFTER:	FB	PG.
DATE	FB	PG.
DRAFTER:	FB	PG.
DATE	FB	PG.
DRAFTER:	FB	PG.

**ALBION REFERENCES**





PROJECT NO: 3805  
 PROJECT MANAGER: J. SULLIVAN  
 DATE OF SURVEY:  
 CONTOUR INTERVAL = 1'  
 VERTICAL DATUM BASED ON NAVD '88  
 HORIZONTAL DATUM BASED ON NAD '83  
 PER TRIMBLE GPS OBSERVATIONS USING OPUS SOLUTION  
 SHEET 1 OF 13  
 C3D PROJECT 3805  
 3805-AER LABELED SENT 09-12-2017.dwg

**RESIDENTIAL PARCELS**





**DETACHED HOMES**

-  TYPE A - Courtyard
-  TYPE B - Detached
-  TYPE C - Detached

**ATTACHED HOMES**

-  TYPE D - Duet
-  TYPE E - Triplet
-  TYPE F1 - Townhome
-  TYPE F2 - Townhome

**OTHER HOUSING TYPES**

-  TYPE G1 - Apartment
-  TYPE G2 - Mixed Use
-  TYPE H - Co-housing
-  TYPE I - Independent Living

 **NON-RESIDENTIAL**



SCALE: 1" = 200'  
0' 100' 250' 500'



PREPARED BY: WILLIAM RAWN ASSOCIATES, Architects, Inc.

# PARCEL TABLES

## RESIDENTIAL LOTS

Detached			
PARCEL	65'x70'	45x'75'	35'x65'
TYPE	Type A Courtyard	Type B Detached	Type C Detached
	49	124	169
<b>342</b>			

Attached				
PARCEL	53' x 65'	74'x65'	22' x 65'	22'x60'
TYPE	Type D Duet	Type E Triplet	Type F1 Townhome	Type F2 Townhome
	56	84	144	45
<b>329</b>				

Other				
PARCEL	n/a	n/a	n/a	n/a
TYPE	Type G1 Apartment	Type G2 Mixed Use	Type H Cohousing	Type I Independent
	174	74	6	5
<b>259</b>				

## SITE ACREAGE

SDC Site	945 Acres
Core Campus	180 Acres

## NON-RESIDENTIAL BUILDINGS, LOTS TO BE DEVELOPED

SMALL BUSINESS + INNOVATION CENTER
Building
<i>Laundry / Property*</i>
<i>Carpenter Shop*</i>
<i>Carpenter Storage*</i>
<i>Paint Shop*</i>
<i>Maintenance Shop*</i>
<i>Main Store Room*</i>
<i>Plumber Motorpool Storage*</i>
<i>Glass &amp; Signage Shop*</i>
<i>Plan Ops Warehouse*</i>
<i>Transportation Garages*</i>

TOWN CENTER
Building
<i>Main Building P.E.C.*</i>
<i>Firehouse*</i>
Mixed Use North Building
Mixed Use South Building
Community Facilities

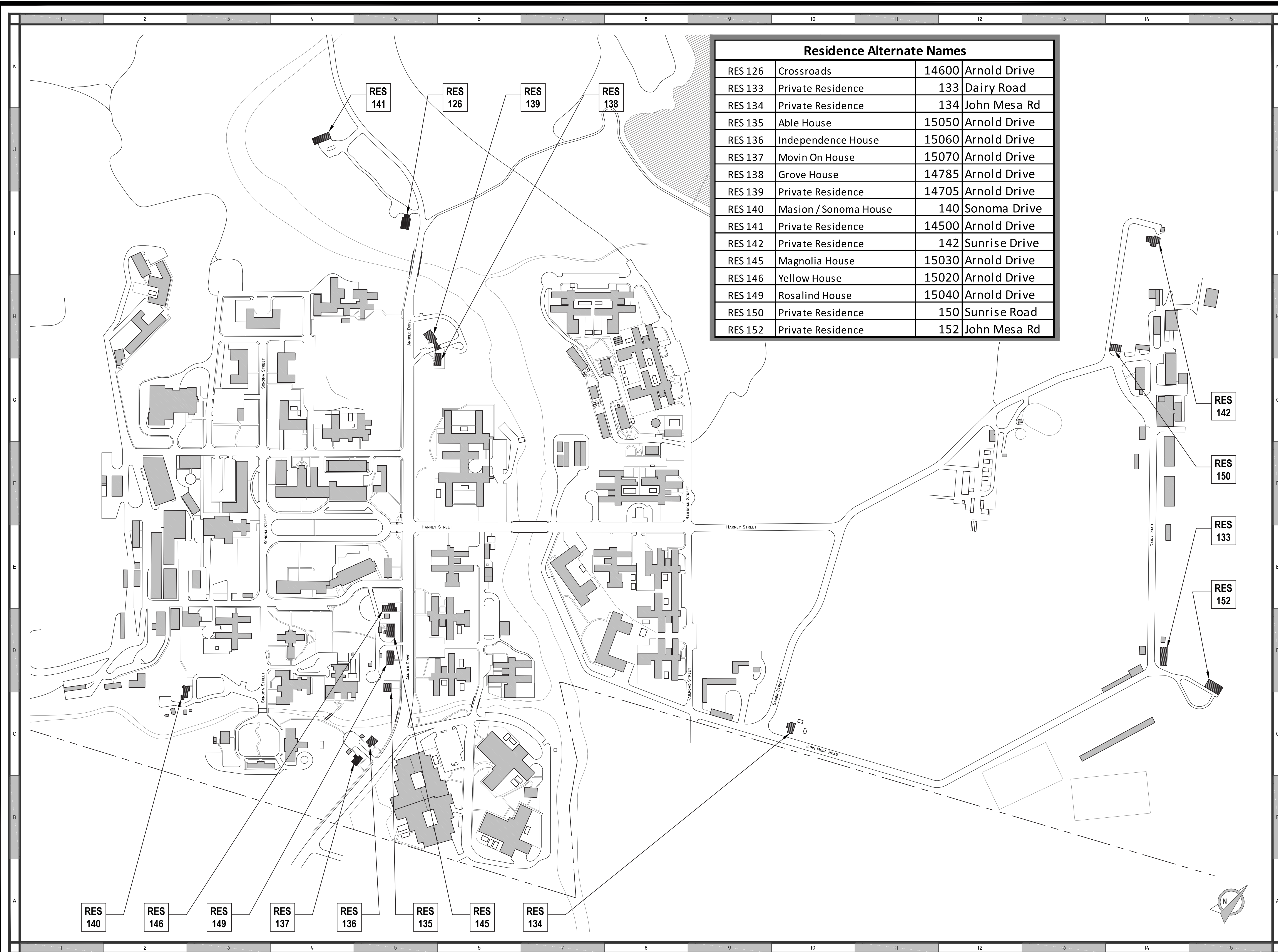
INSTITUTIONAL
Building
<i>Sonoma House*</i>
<i>Acacia Court II*</i>
<i>Acacia Court Garages*</i>
Research Building - A
Research Building - B
Research Building - C

HOTEL
Building
Hotel/Conference Center - Building A
Hotel - Building B
Hotel - Building C

OTHER
Building
Fire Station
<i>Substation 1*</i>
<i>Main Substation*</i>
<i>Sonoma Creek Water Pump*</i>
<i>Emergency Generators*</i>

\*BUILDING PROPOSED TO BE ADAPTIVELY REUSED





Residence Alternate Names			
RES 126	Crossroads	14600	Arnold Drive
RES 133	Private Residence	133	Dairy Road
RES 134	Private Residence	134	John Mesa Rd
RES 135	Able House	15050	Arnold Drive
RES 136	Independence House	15060	Arnold Drive
RES 137	Movin On House	15070	Arnold Drive
RES 138	Grove House	14785	Arnold Drive
RES 139	Private Residence	14705	Arnold Drive
RES 140	Masion / Sonoma House	140	Sonoma Drive
RES 141	Private Residence	14500	Arnold Drive
RES 142	Private Residence	142	Sunrise Drive
RES 145	Magnolia House	15030	Arnold Drive
RES 146	Yellow House	15020	Arnold Drive
RES 149	Rosalind House	15040	Arnold Drive
RES 150	Private Residence	150	Sunrise Road
RES 152	Private Residence	152	John Mesa Rd

Date	Revisior/Notes	No.

**SDC RESIDENCE MAP**  
 FACILITY MAP 2014



Date:	12/30/2013
Sheet:	A1
	1 OF 1

**PJR 078 | 3 - SEWAGE DISPOSAL**

Mitigation Measures

None required.

Impact 3.15-3 Development under the Proposed Plan would not result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. *(Less than Significant)*

A significant impact would occur if the SVCSD Treatment Plant would not have adequate capacity to serve the Proposed Plan's projected demand in addition to SVCSD's existing commitments. As shown in Table 3.15-2, at build-out, the Proposed Plan is estimated to generate about 0.3 MGD of wastewater, well within the treatment plant's existing capacity. SVCSD staff has confirmed for the projected build-out of the Proposed Plan that there will be sufficient capacity to serve buildout of the Proposed Plan in 2045. As a result, impacts will be less than significant.

*Excerpted from Sonoma Developmental Center Specific Plan, Draft EIR*

Section 3

**PJR 078 | 4 - WATER SUPPLY**

Impact 3.15-2 Development under the Proposed Plan would have sufficient water supplies available to serve the Planning Area and reasonably foreseeable future development during normal, dry and multiple dry years. *(Less than Significant)*

Water service to the Planning Area is presumed to be provided by the Valley of the Moon Water District through the utilization of onsite water sources. A significant impact would occur if the District would not have sufficient water supplies available to serve the Planning Area during normal, dry, and multiple dry years through 2045. Implementation of the Proposed Plan would not increase water demand within the Planning Area from historical peak amounts. Further, the Proposed Plan includes multiple policies that support water conservation and efficiency to minimize additional demand, including policies 6-10, 6-11, and 6-15. These policies would further reduce demand by implementing measures such as greywater systems and water efficient plumbing fixtures. Sonoma County's General Plan, and Municipal Code also include multiple provisions that support water conservation.



Therefore, based on the findings of the WSA and implementation of the mitigation measures described below, the District will have sufficient water supplies available to serve development pursuant to the Proposed Plan during normal, dry, and multiple dry years. As such, impacts would be less than significant with the following Standard Conditions of Approval incorporated.

*Excerpted from Sonoma Developmental Center Specific Plan, Draft EIR*

## Section 4



DEED  
AUDIT No. 6363

LIBRARY  
6363 **Deed.**

*Wm. H. Hill*

—10—

*Wm. H. Hill*

DATED *Jan 11*, 188*7*

Filed for Record at the Request of

*Wm. H. Hill*

*Nov 11* A. D. 188*7*

at *50* min. past *3* o'clock

*P.* M., and recorded in Vol. *108*

of *...* page *371*

*...*

County Records.

*O. P. M...*

Recorder.

By *O. P. M...*

Deputy Recorder.

*Abt. in bk of Deeds ...*

*817*  
*...*

This Indenture, Made the Twelfth day of

November, in the year of our Lord one thousand eight hundred and eighty-seven.

Between William McPherson of the County of Mariposa, State of California

the party of the first part, and the Wanta & Co. Railway Railroad Company, a Corporation duly incorporated under the laws of the State of California

Witnesseth: That the said party of the first part, for and in consideration of the sum of One Dollar, United States of the United States of America, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold, conveyed and confirmed, and by these presents do grant, bargain and sell, convey and confirm, unto the said party of the second part and to its heirs and assigns forever, all that certain lot, piece or parcel of land situate, lying and being in the County of Mariposa, State of California, and bounded and particular described as follows, to wit:

A strip or track of land lying equally on each side of the center line of said railroad, and within the same, is located through the land of the party of the first part, being a portion of the Ranch of John A. Clark, being more particularly described as follows to wit: Commencing on the same at a point on the center line of said Railroad, where said center line intersects the south eastern boundary of said tract, at land of Robert Clark, at or near Engineer station 11255 plus 25, and passing thence North westerly along said center line of said Railroad, and following the curvature thereof, embracing a strip of land (eighty) feet in width, being thirty feet wide on each side of said center line at Engineer station 11255 thence continuing along said center line of said Railroad, and following the curvature thereof, embracing a strip of land one hundred feet in width, being fifty feet wide on each side of said center line of said Railroad, to the North by boundary of said tract of land, at land of Thurkoff, at or near Engineer station 11254 plus 30, a total distance of seven thousand nine hundred and fifty-four feet (7954) feet more or less, and containing an area of thirteen and six tenths (13.6) acres, more or less, less all the land between stations 1125492 and 1125475 being the land of Thurkoff.

It is not the intention of the party of the first part



Terms of use do not apply to the party of the second  
 part, but said party of the second part, in order to  
 and said party of the second part, in order to  
 improve and it is expressly understood and agreed that  
 the parties each part of the party of the second part  
 their respective assignments shall not be subject and  
 put in operation their said Railroad within ten years  
 from the date of this instrument, or if they or their suc-  
 cessors or assigns shall at any time or times  
 the same then the right of way and easement shall  
 revert to the party of the first part her heirs or assigns.  
 This easement is made in the event that the  
 party of the second part shall construct and  
 substantial fences on each side of the track herein  
 provided and shall also construct four farm crossings  
 and four crossings for cattle or said track at such  
 points as may be designated by the party of the first  
 part for the construction of said Railroad.  
 And that the party of the second part shall construct  
 and maintain a suitable siding or cut-off between  
 Engineer Station 1097 and 1102 for the purpose of receiving  
 and delivering freight for said party of the first  
 part her successors and assigns.

State of California,  
 City and County of San Francisco

On the Tenth day of November 1902  
 One Thousand Eight Hundred and Two  
 before me GEO. T. KNOX, a Notary Public in and for said County and

Wm. Pearson Hill

known to me to be the individual described in above name, who  
 subscribed to and who executed the annexed instrument, and  
 acknowledged to me that he executed the same

In Witness Whereof, I have hereunto set my hand and  
 affixed my official seal, at my office in the City and County of  
 San Francisco, the day first last above written.



Notary Public

To wit, we do hereby convey to the party of the second  
 part, my land lying and situate in the town of ...  
 and ... and ... and ... and ... and ... and ...  
 and ... and ... and ... and ... and ... and ...  
 the parcel land ... of the second part ...  
 have been in use ... and ... and ...  
 put in operation ... said ...  
 for the state of ... or if they ...  
 season or ... shall abandon ... to operate  
 the same, then the ... shall ...  
 revert to the party of the first part ...  
 This conveyance is made in the condition that the  
 party of the second part shall construct ... and  
 substantial fences on each side of the track herein  
 conveyed and shall also construct four farm crossings  
 and two crossings ... on said track, at such  
 points as may be designated by the party of the first  
 part for the construction of said railroad  
 And that the party of the second part shall construct  
 and maintain a suitable siding or switch between  
 Engineer Station 1097 and 1102 for the purpose of receiving  
 and delivering freight for said party of the first  
 part his successors and assigns forever

**Together** with all and singular the tenements, hereditaments and appurtenances there-  
 unto belonging, or in anywise appertaining, and the reversion and reversions, remainder  
 and remainders, rents, issues and profits thereof.

**To Have and to hold** all and singular the said premises together with the  
 appurtenances unto the said party of the second part, and to his heirs  
 assigns forever

**In Witness Whereof**, the said party of the first part hath hereunto set  
 his hand and seal the day and year first above written.

**Signed, Sealed and Delivered in the Presence of**

*H. M. Persimé Hill*

*Witness*

Witness my hand and seal this ... day of ... 19...

Witness my hand and seal this ... day of ... 19...

SEAL

SEAL

**Certified Copy of**

*Deed*

*Wm. P. Hill*

To

*State of California*

Dated *Oct. 3, 1889*

Book *153* Page *266*

REGISTERED WITH  
STATE BOARD OF CONTROL

THE *28<sup>th</sup>* DAY OF

*June* 1916  
EDWIN F. SMITH  
PROPERTY AGENT

BY \_\_\_\_\_

*Rec.*

Filed in the office of the  
**SECRETARY OF STATE**

the *28<sup>th</sup>* day of  
*June* A. D. 1916

**FRANK C. JORDAN**  
SECRETARY OF STATE

By *Frank C. Jordan*

Recorded in Book  
*15* at page *332*

00100-19

This Indenture, made this third day of October A. D. One thousand eight hundred and eighty nine, Between William McPherson Hill of the county of Sonoma and state of California, the party of the first part and the state of California, the party of the second part, Witnesseth: That the said party of the first part, for and in consideration of the sum of Fifty Thousand \$50000.00 Dollars gold coin of the United States of America to him in hand paid by the said party of the second part the receipt whereof is hereby acknowledged, does by these presents, grant, bargain sell, convey and confirm unto the said party of the second part, and to its successors and assigns forever, all that certain piece, parcel or tract of land situated in the county of Sonoma and state of California, bounded and described as follows, to wit:-



Beginning at a stake in a mound of rocks, on the summit of Sonoma Mountain, said mound of rocks being the same as that mentioned in the deed from F. Monahan Sr and P. Monahan Jr., to Wm McPherson Hill, dated September 19th, 1877, and recorded on page 85 of Book 81 of Deeds, in the office of the County Recorder of Sonoma County, Thence North 67° East 78.15 chains to a stake on the west line of the land of Patrick Monahan, Thence along the land of said Patrick Monahan North 19° West 3.75 chains, Thence North 67° East 3.40 chains, Thence North 17° West 1.23 chains, Thence North 2° 30' West 4.20 chains, Thence North 24° 30' East 2.64 chains. Thence North 62° 30' East 1.68 chains. Thence South 73° 18' East 2.15 chains Thence South 63° 30' East 4.12 chains. Thence South 72° 45' East 2.12 chains. Thence South 76° 30' East 1.71 chains to a young fir tree marked with 3 notches and standing in Patrick Monahan's yard. Thence South 86° East 0.48 chains to a corner under Patrick Monahan's wagon shed from which corner a madrona tree, marked with three notches bears North 32° East 0.86 chains distant. Thence North 67° 30' East 36.94 chains. Thence South 20° East 3.37 chains to an old redwood stake marked "H I L" and standing in the corner of a picket fence. Thence North 67° East 73.55 chains to the middle of Sonoma Creek. Thence meandering in the middle of said creek North 25° 15' West 3.73 chains. Thence North 42° 15' West 4.77 chains. Thence North 68° 45' West 1.08 chains. Thence North 56° 45' West 2.73 chains, North 42° 45' West 1.25 chains. Thence leaving said Sonoma Creek North 66° 36' East 59.06 chains to the middle of the public road leading from Glen Ellen to Sonoma. Thence following the meanderings of said public road North 27° 45' West 0.00 chains North 47° 45' West 3.00 chains North 22° 15' West 16.00 chains. North 37° 45' West 20.00 chains North 33° 45' West 15.55 chains to a point in the middle of said public road which is opposite to a rock marked "W. H. C." planted in the westerly edge of said road. Thence North 37° 15' West 25.49 chains to the North East corner of the land of F. G. Thierkoff. Thence leaving said public road South 57° 45' West 54.55 chains along the land of said F. G. Thierkoff. Thence South 13° 45' East 13.00

chains to a stake. Thence South  $57^{\circ} 45'$  West 18.14 chains along the land of said Thierkoff to the middle of Sonoma Creek. Thence meandering in the middle of said Sonoma Creek South  $7^{\circ} 15'$  West 8.00 chains. Thence South  $16^{\circ} 15'$  West 2.70 chains. Thence South  $20^{\circ} 36'$  East 10.00 chains. Thence South  $39^{\circ} 37'$  East 7.53 chains. Thence leaving said creek South  $67^{\circ} 30'$  West 17.65 chains along the land of J. Chauvet. Thence North  $23^{\circ} 45'$  West 8.00 chains along the land of said J. Chauvet to a stake in Asbury Canon. Thence following the meanderings of said Asbury Canon to the summit of Sonoma Mountain according to the following bearings and distances, South  $26^{\circ} 45'$  West 1.12 chains, South  $14^{\circ} 45'$  East 1.18 chains, South  $26^{\circ} 45'$  West 0.46 chains, South  $82^{\circ} 15'$  West 1.57 chains, South  $60^{\circ} 15'$  West 2.12 chains South  $51^{\circ} 45'$  West 2.78 chains, South  $9^{\circ} 15'$  West 1.41 chains South  $51^{\circ} 45'$  West 1.32 chains, North  $82^{\circ} 45'$  West 2.43 chains South  $79^{\circ} 15'$  West 1.28 chains South  $6^{\circ} 30'$  East 1.19 chains, South  $4^{\circ} 15'$  West 1.91 chains South  $68^{\circ} 45'$  West 1.70 chains, North  $43^{\circ} 45'$  West 2.57 chains, South  $51^{\circ}$  West 1.66 chains, South  $42^{\circ}$  West 0.60 chains, North  $82^{\circ} 15'$  West 1.22 chains, South  $30^{\circ} 45'$  West 1.32 chains South  $59^{\circ} 15'$  West 2.12 chains, South  $83^{\circ} 30'$  West 1.67 chains, South  $43^{\circ} 30'$  West 1.99 chains North  $68^{\circ} 45'$  West 0.33 chains South  $40^{\circ} 15'$  West 0.91 chains, North  $68^{\circ} 30'$  West 1.08 chains, South  $55^{\circ} 30'$  West 1.36 chains, South  $37^{\circ} 45'$  West 1.40 chains, North  $67^{\circ} 25'$  West 1.20 chains, North  $54^{\circ} 45'$  West 1.03 chains, South  $30^{\circ} 45'$  West 1.45 chains, North  $87^{\circ} 45'$  West 1.34 chains, South  $89^{\circ} 30'$  West 0.23 chains, South  $57^{\circ} 15'$  West 1.77 chains, North  $72^{\circ} 45'$  West 2.09 chains North  $85^{\circ} 15'$  West 0.37 chains, South  $72^{\circ} 15'$  West 1.75 chains, North  $34^{\circ}$  West 0.61 chains, South  $20^{\circ} 45'$  West 1.39 chains, South  $37^{\circ}$  West 1.35 chains, North  $44^{\circ}$  West 0.70 chains, South  $51^{\circ} 15'$  West 2.00 chains, South  $65^{\circ}$  West 1.29 chains, North  $69^{\circ} 45'$  West 1.25 chains South  $74^{\circ}$  West 0.65 chains, South  $78^{\circ}$  West 1.41 chains, South  $34^{\circ} 45'$  West, 1.24 chains, South  $53^{\circ} 15'$  West 1.49 chains, South  $58^{\circ}$  West 3.36 chains North  $76^{\circ}$  West 0.87 chains, South  $2^{\circ} 45'$  West 1.78 chains, South  $60^{\circ} 15'$  West 1.31 chains, South  $30^{\circ} 45'$  West 1.32 chains, South  $76^{\circ} 15'$  West 1.37 chains, South  $33^{\circ} 45'$  West 1.22

chains, South 88° 15' West 0.93 chains, South 67° 15' West 1.63 chains,  
South 40° 15' West 1.05 chains, South 64° 15' West 1.10 chains,  
South 17° 15' West 1.83 chains, South 19° 25' East 0.88 chains, South  
4° 45' West 1.67 chains, South 63° West 1.32 chains, North 73° West  
2.11 chains, South 76° 30' West 1.95 chains, South 41° 45' West 0.64  
chains, South 8° 45' West 1.27 chains, South 56° 15' West 2.36  
chains, South 77° 45' West 1.87 chains, South 47° 15' West 1.94 chains  
South 64° 45' West 0.76 chains, South 44° 30' West 1.64 chains, South  
78° 50' West 2.15 chains, South 72° 15' West 1.43 chains, South 69°  
West 1.52 chains, South 49° 15' West 1.35 chains, South 78° 15' West  
1.39 chains, South 46° 45' West 1.24 chains, South 78° 15' West 1.52  
chains, South 23° 30' West 2.22 chains, South 38° West 1.15 chains,  
South 62° West 1.13 chains, South 37° 45' West 1.33 chains, South  
57° 30' West 1.52 chains, South 82° West 0.78 chains, South 53° 15'  
West 1.76 chains, South 72° 45' West 2.25 chains, South 51° West  
1.32 chains, South 60° West 0.76 chains, South 21° 15' West 0.67  
chains, South 77° 15' West 2.10 chains, North 87° 30' West 1.33  
chains, North 78° West, 2.15 chains, South 84° 15' West 1.03 chains  
South 43° 30' West 1.33 chains, South 78° 30' West 0.50 chains, South  
33° 15' West 0.34 chains, North 81° 45' West 2.13 chains, North 82°  
45' West 1.31 chains, North 45° 15' West 1.18 chains, North 66° 15'  
West 1.60 chains, North 62° 45' West 1.24 chains, North 57° 45' West  
1.09 chains, North 88° West 0.96 chains, North 82° West 1.33 chains  
North 77° West 1.24 chains, North 48° West 1.36 chains, South 68° 30'  
West 1.85 chains, North 65° West 1.65 chains, North 45° 45' West  
0.87 chains, North 61° 15' West 1.42 chains, South 55° 45' West 1.93  
chains, North 67° 30' West 0.20 chains, North 78° West 2.36 chains,  
South 74° 15' West 1.26 chains, South 10° West 1.43 chains, South  
38° 45' West 0.27 chains, South 37° 45' West 1.15 chains, South  
79° 15' West 1.07 chains, South 47° 45' West 1.60 chains, South 60°  
45' West 1.40 chains, South 38° 30' West 1.42 chains, South 45° 15'  
West 1.17 chains, South 3° East 1.03 chains, South 12° 30' East 1.20  
chains, South 10° 45' East 1.40 chains, South 36° 15' West 1.03 chains,  
South 17° 15' West 2.10 chains, South 21° 45' West 0.87 chains, South

12° 15' West 1.16 chains, south 57° 15' West 1.17 chains, south 51° 30' West 0.64 chains, south 54° West 0.83 chains, south 47° 45' West 1.26 chains, south 17° 15' West 1.03 chains, south 16° 45' West 1.73 chains, south 21° 15' West 1.79 chains, south 14° 15' East 1.95 chains, south 38° 15' East 1.88 chains, south 62° East 1.69 chains, south 74° 30' East 1.53 chains, south 44° 15' East 1.30 chains, south 38° 45' East 2.00 chains, south 43° 15' East, 1.57 chains, south 15° 15' East 1.62 chains, south 21° 45' East 2.00 chains, south 50° 45' East 1.68 chains, south 19° East 2.13 chains, south 2° 15' East 3.18 chains, south 19° West 4.48 chains, south 2° 15' East 3.43 chains, south 18° 45' East 17.58 chains, south 38° 30' East 2.57 chains to an old black oak tree on summit of Sonoma Mountain, thence on said summit south 21° East 3.22 chains to a stake in a mound of rocks, the place of beginning, containing one thousand six hundred and sixty nine and 93/100 tns (1669.93) acres, Bearings true Magnetic Variation 17 1/4° East as surveyed by L. E. Ricksecker, surveyor.

The above description includes Lots Nos. 14, 16, 21, 23, 24, 25, 26 & 28 of Section No. 15 and Lots Nos. 1, 2 & 5 of Section No. 22 in Township 6, North of Range Six West Monte Diablo Meridian and portions of the Rancho "Petaluma" and Agua Caliente.

Also conveying hereby all or any water or water rights, owned or possessed by the said party of the first part, together with all the interest in a certain suit, brought in the superior Court of Sonoma County, wherein Joshua Chauvet is plaintiff and Wm. McPherson Hill is defendant. The state of California to succeed to all the interest of the said party of the first part in said suit.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

To Have and to hold all and singular the said premises water and water rights together with the appurtenances unto the said party of the second part, and to its successors and assigns forever.

In witness whereof, the said party of the first part has here-



unto set his hand and seal the day and year first above written.

W. McPherson Hill

(Seal)

State of California, )  
City and County of ) ss.  
San Francisco. )

On the ninth day of October, A. D. one thousand eight hundred and eighty nine, before me, Thomas M. O'Brien a Notary Public in and for said City and County, residing therein duly commissioned and sworn, personally appeared W. McPherson Hill known to me to be the individual described in, whose name is subscribed to and who executed the annexed instrument and he acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office in the City and County of San Francisco, the day and year last above written.

(SEAL)

Thos. M. O'Brien

Notary Public.

101 Sansome St., S. F.

Recorded at the Request of W. F. & Co., Dec. 7, 1889 at 5 min. past 3 o'clock A. M.

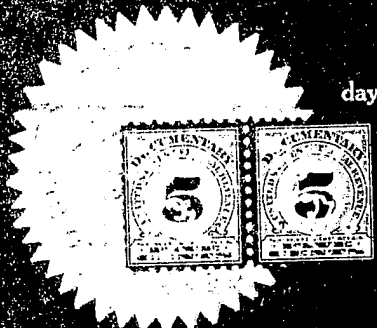
A. P. Moore.

County Recorder.

State of California, }  
County of Sonoma, }

I, F. G. NAGLE, County Recorder of said County and State, do hereby certify the foregoing to be a full, true and correct copy of *Deed from Wm M P. Hill to the State of California* recorded in Book *123* of *Deeds* page *266*, as the same appears of record in my office.

WITNESS my hand and official seal this *twenty first* day of *June* 1916



*F. G. Nagle* County Recorder.  
By \_\_\_\_\_ Deputy Recorder.

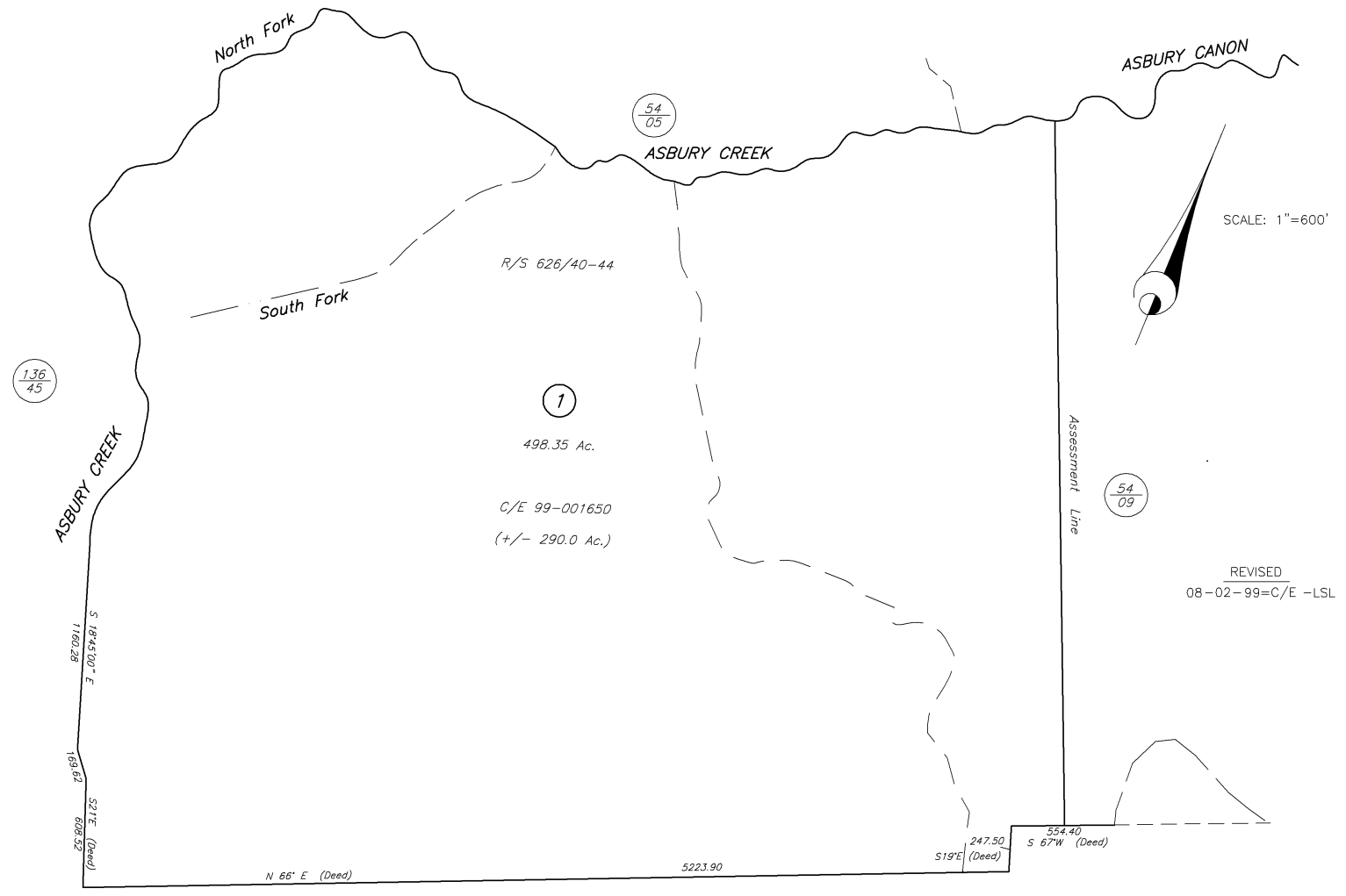
**PJR 078 | 6 - ASSESSOR'S PARCEL MAP**

Order: 2 Comment: Description: Sonoma, CA Assessor Map - Book Page 54.8 Page: 1 of 1

# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
158-006

54-08



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

REVISED  
08-02-99=C/E -LSL

Assessor's Map Bk.054, Pg. 08  
Sonoma County, Calif. (ACAD)  
KEY 11-7-07 KB

Order: 2 Comment: Description: Sonoma, CA Assessor Map - Book Page 54.9 Page: 1 of 1

# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
158-006

54-09

ASBURY

54/07

CANON

ASBURY CREEK

SCALE: 1"=600'



REVISED

54/08

1

512.0 Ac.

R/S 626/40-44

R = 555.00  
L = 308.58

54/15

R = 322.00  
L = 286.71

R = 1730.00  
L = 254.06

(PETALUMA GLEN ELLEN ROAD)  
ARNOLD DRIVE

SONOMA CREEK

R = 515.00  
L = 381.24

MORNINGSIDE MTN. DRIVE  
(PRIVATE)

54/11

54/12

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Assessor's Map Bk.054, Pg. 09  
Sonoma County, Calif. (ACAD)

KEY 11-7-07 KB

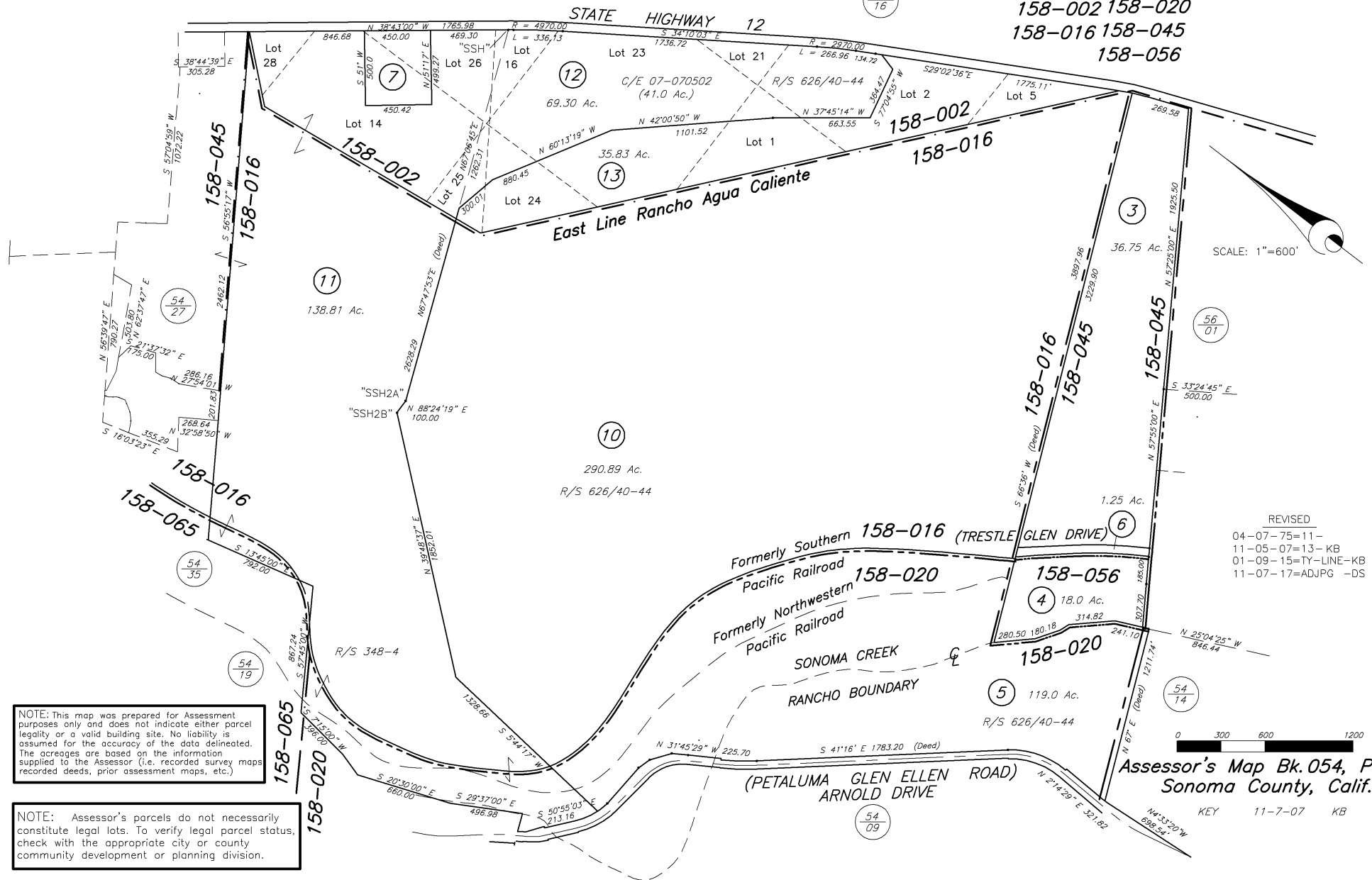
N 62°16'38" E 110.88'  
S 24°16'38" W 174.24'  
S 17°13'22" E 81.18'  
S 67° W (Deed) 247.50'  
S 554.40'  
N 75°28'22" W 141.80'  
N 63°53'29" W 274.20'  
S 2°43'22" E 277.29'  
N 72°08'09" W 142.38'N 67°30' E (Deed) 2438.04'  
N 20° W (Deed) 222.42'  
N 67° E (Deed) 527.03'  
N 66°46'54" E 1211.74'S 50°59'40" E 213.16'  
S 213.16'  
S 52°45' E (Deed) 528.0'  
N 67°30' E (Deed) 867.24'R = 322.00  
L = 286.71  
R = 1730.00  
L = 254.06  
R = 515.00  
L = 381.24

Assessment Line

# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
158-002 158-020  
158-016 158-045  
158-056

054-15



NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

SCALE: 1"=600'

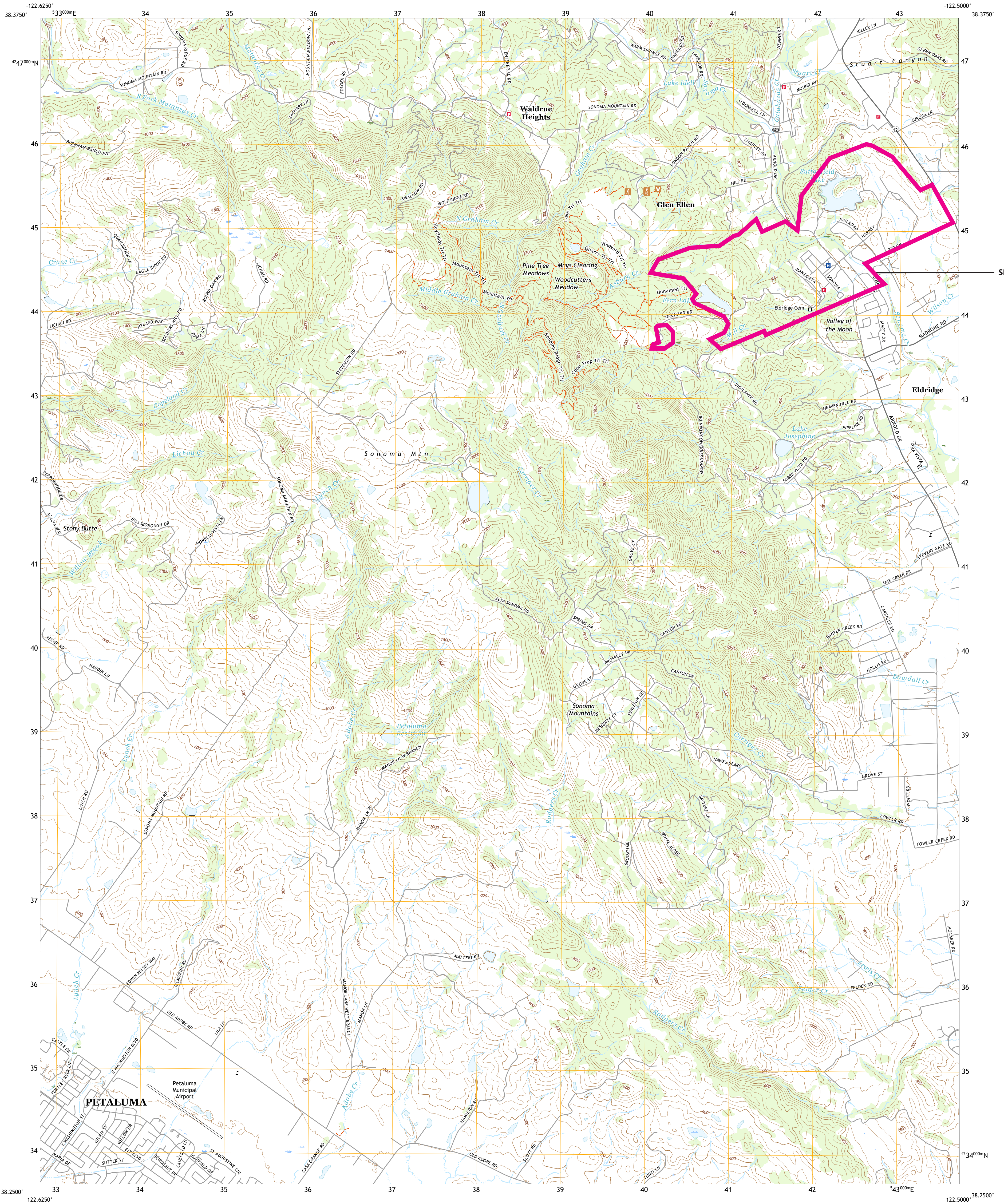
REVISED  
04-07-75=11-  
11-05-07=13-KB  
01-09-15=TY-LINE-KB  
11-07-17=ADJPG -DS



Assessor's Map Bk.054, Pg. 15  
Sonoma County, Calif. (ACAD)

KEY 11-7-07 KB

**PJR 078 | 7 - USGS MAP**



SDC SITE

Produced by the United States Geological Survey

North American Datum of 1983 (NAD83) World Geodetic System of 1984 (WGS84) Projection and 1 000-meter grid/Universal Transverse Mercator, Zone 10S This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

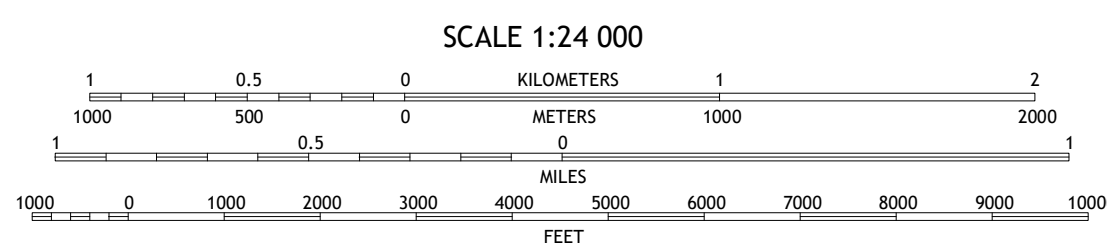
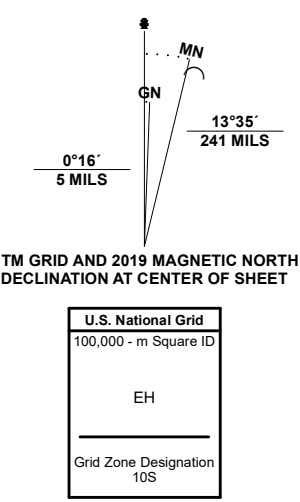
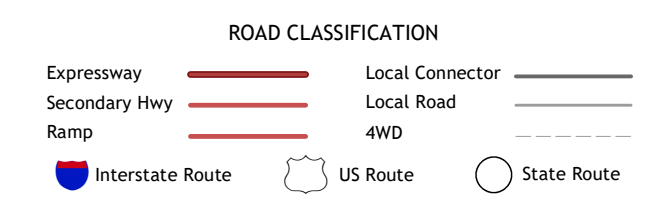


Table with 3 columns and 3 rows showing adjacent quadrangles: 1 Santa Rosa, 2 Kenwood, 3 Rutherford, 4 Casati, 5 Sonoma, 6 Petaluma, 7 Petaluma River, 8 Sears Point.





**PJR 078 | 8 - FIRE SAFE AND VEGETATION MANAGEMENT PLAN**

**PJR 078 | 9 - STORMWATER MANAGEMENT SUBMITTALS**