

EASEMENT DOCUMENTATION REPORT

CONSERVATION EASEMENT GRANTOR: California State Coastal Conservancy

Attn: Christopher Kroll, Project Manager, ckroll@scc.ca.gov
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ASSESSOR'S PARCELS: 243-221-019-000, West Parcel, 25.28 acres
243-211-025-000, Middle Parcel, 11.4 acres
243-211-026-000, East Parcel, 63.3 acres

OPEN SPACE ACRES CONSERVED: West Parcel, 14 acres (remainder 11.28 acres)
Middle Parcel, 4.1 acres (remainder 7.3 acres)
East Parcel, 60.3 (remainder 3.0 acres)

SUMMARY: The Victorine Ranch Conservation Easement conserves 78.4 acres of an approximately 99.98-acre property divided into three Assessor's Parcels. The Conservation Easement on the State Coastal Conservancy-owned property protects significant ecological, scenic and scientific values, including plant and animal resources, visual qualities and open space attributes of local, state and federal importance. Regionally significant Natural Communities and the attendant special status species they support are protected, most notably Central Maritime Chaparral, Central Coast Arroyo Willow Riparian, Wetland, Coastal Bluff Scrub, Redwood Riparian and large tracts of Coastal Prairie.

RECOMMENDED MONITORING FREQUENCY: Annual

PREPARED BY: Nicole Nedeff, Consulting Ecologist. nikki@ventanaview.net
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Ms. Nedeff has over 25 years of experience working for public agencies and private conservation organizations in Monterey County. She is on the list of Approved Biologists for the County of Monterey, Resources Management Agency. She holds a B.A. and M.A. in Biogeography from the University of California, Berkeley, and has maintained a sole-proprietor consulting business since 1981. She also teaches Plant Ecology at California State University, Monterey Bay.

FIELD ASSESSMENT: Photo-points 1, 2, 3, 4, 5, 6 documented on May 10, 2012.
Photo-points 7-25 documented on June 26, 2012.

EQUIPMENT:

- GPS: Photo-points geo-referenced with Trimble 4700 Global Positioning System. Latitude and Longitude recorded for each point with local Cartesian coordinate grid.
- North Azimuth: Magnetic Declination +13° 48'E of True North.
- Camera: Nikon D90, Digital 12.9 Mega Pixel SLR; Nikkor 18mm – 105mm lens; ISO 64 setting.

MAPS:

- Photo-point location and direction of photographs recorded on Habitat Study Base Map, Appendix x.
- Remainder Area West, Appendix I.
- Remainder Area East, Appendix J.

MONUMENT: Metal stake at ground level and blue flagging.



Photo-point # 1

Latitude: 36°28'19.52567"N
Longitude: 121°55'53.47636"W
Direction (North Azimuth): 32°

Description: Along driveway access looking towards culvert and neighboring property (corner of garage). Note muddy road conditions and spreading rush (*Juncus patens*) patches on roadway.



Photo-point # 2

Latitude: 36°28'21.55262"N
Longitude: 121°55'52.22622"W
Direction (North Azimuth): 96°

Description: At property entrance looking towards culvert and Arroyo Willow Riparian thicket upstream of road crossing. Seacliff buckwheat (*Eriogonum parvifolium*) stand on left slope.



Photo-point # 3

Latitude: 36°28'20.88970"N
Longitude: 121°55'52.25738"W
Direction (North Azimuth): 220°

Description: Looking up the driveway access from area near culvert.



Photo-point # 4

Latitude: 36°28'20.88970"N
Longitude: 121°55'52.25738"W
Direction (North Azimuth): 165°

Description: Looking at only patch of Hooker's manzanita found on the property (*Arctostaphylos hookeri*). This is the southern-most population of this CNPS Rank 1.B plant in the state. The small collection of plants is adjacent to the edge of the roadway.



Photo-point # 5

Latitude: 36°28'20.88970"N
Longitude: 121°55'52.25738"W
Direction (North Azimuth): 248°

Description: Same origin location as Photo-point #4, looking at westerly side of driveway and margin of Central Maritime Chaparral habitat.



Photo-point # 6

Latitude: 36°28'20.88970"N
Longitude: 121°55'52.25738"W
Direction (North Azimuth): 208°

Description: Same origin location as Photo-points #4 and #5, looking at easterly side of driveway and southern edge of Hooker's manzanita patch (seen in lower left corner of photograph).



Photo-point # 7

Latitude: 36°28'11.43900"N
Longitude: 121°55'47.90160"W
Direction (North Azimuth): 300°

Description: Looking Northwest from origin location at survey monument along property boundary (at gate to Garrapata State Park). Monterey pine (*Pinus radiata*) in center of horizon. View across patchwork of Northern Coastal Scrub and Coastal Prairie Grasslands.



Photo-point # 8

Latitude: 36°28'11.43900"N
Longitude: 121°55'47.90160"W
Direction (North Azimuth): 240°

Description: Same origin location as Photo-point # 7, at survey monument along property boundary. Looking Southwest along property boundary towards Highway 1.



Photo-point # 9

Latitude: 36°28'15.82422"N
Longitude: 121°55'43.73479"W
Direction (North Azimuth): 215°

Description: View down-slope across property boundary with Garrapata State Park. Lobos Rocks in center horizon off-shore.



Photo-point # 10

Latitude: 36°28'18.98773"N
Longitude: 121°55'39.03037"W
Direction (North Azimuth): 170°

Description: Photo-point origin location at survey monument close to summit of small knoll. Note different scale; zoom in on rocks off-shore.

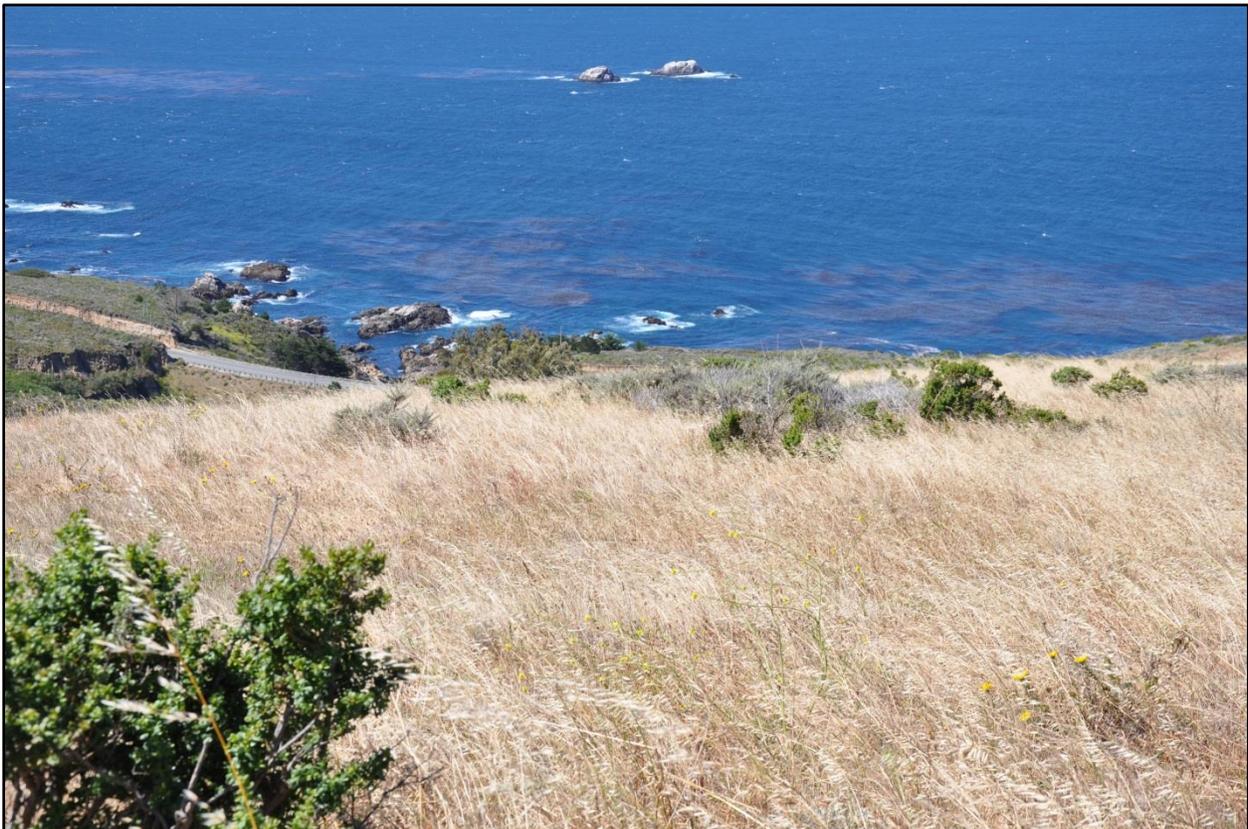


Photo-point # 11

Latitude: 36°28'18.98773"N
Longitude: 121°55'39.03037"W
Direction (North Azimuth): 310°

Description: Same origin location as Photo-point #10, at survey monument close to summit of small knoll. Point of neighbor's roofline near center of image.



Photo-point # 12

Latitude: 36°28'20.88970"N
Longitude: 121°55'52.25738"W
Direction (North Azimuth): 50°

Description: Same origin location as Photo-points #10 and #11, at survey monument close to summit of small knoll. Looking towards eastern ridge.



Photo-point # 13

Latitude: 36°28'21.77289"N
Longitude: 121°55'33.00544"W
Direction (North Azimuth): 240°

Description: Looking down-slope towards Central Maritime Chaparral on small knoll. Coastal Prairie Grassland "stripe" between Northern Coastal Scrub areas appears in center of image.



Photo-point # 14

Latitude: 36°28'21.95920"N
Longitude: 121°55'30.68293"W
Direction (North Azimuth): 290°

Description: View across corner of flat weedy area vegetated with thistle, mustard and poison hemlock.
Elevation 625'.



Photo-point # 15

Latitude: 36°28'22.45650"N
Longitude: 121°55'34.90782"W
Direction (North Azimuth): 240°

Description: Old fence post. View across seasonal drainage and towards neighboring structures.



Photo-point # 16

Latitude: 36°28'18.66341"N
Longitude: 121°55'43.40922"W
Direction (North Azimuth): 300°

Description: View from southerly rim of old stock pond, which now supports dense wetland vegetation.



Photo-point # 17

Latitude: 36°28'18.18496"N
Longitude: 121°55'59.99657"W
Direction (North Azimuth): 160°

Description: Edge of coastal bluff along Northwestern boundary of Conservation Easement Remainder Area. Highway 1 is below to the right of the image.



Photo-point # 18

Latitude: 36°28'14.06273"N
Longitude: 121°55'56.05057"W
Direction (North Azimuth): 150°

Description: Looking down coast from boundary of Conservation Easement Remainder Area near slope break above Highway 1.



Photo-point # 19

Latitude: 36°28'14.06273"N
Longitude: 121°55'56.05057"W
Direction (North Azimuth): 330°

Description: Same origin location as Photo-point #18, looking up-coast at trace of historic Coastal Trail.



Photo-point # 20

Latitude: 36°28'12.48070"N
Longitude: 121°55'52.37808"W
Direction (North Azimuth): 120°

Description: Looking down coast across area of sparse Northern Coastal Scrub habitat.



Photo-point # 21

Latitude: 36°28'12.48070"N
Longitude: 121°55'52.37808"W
Direction (North Azimuth): 310°

Description: Same origin location as Photo-point #20, looking up-coast. Note small patch of Central Maritime Chaparral to left of Monterey pine on horizon.



Photo-point # 22

Latitude: 36°28'15.61651"N
Longitude: 121°55'48.03278"W
Direction (North Azimuth): 160°

Description: Along parcel boundary between APN 243-221-019 (West Parcel) and APN 243-211-025 (Middle Parcel).



Photo-point # 23

Latitude: 36°28'15.61651"N
Longitude: 121°55'48.03278"W
Direction (North Azimuth): 350°

Description: Same origin location as Photo-point #22, looking North along boundary between parcels.

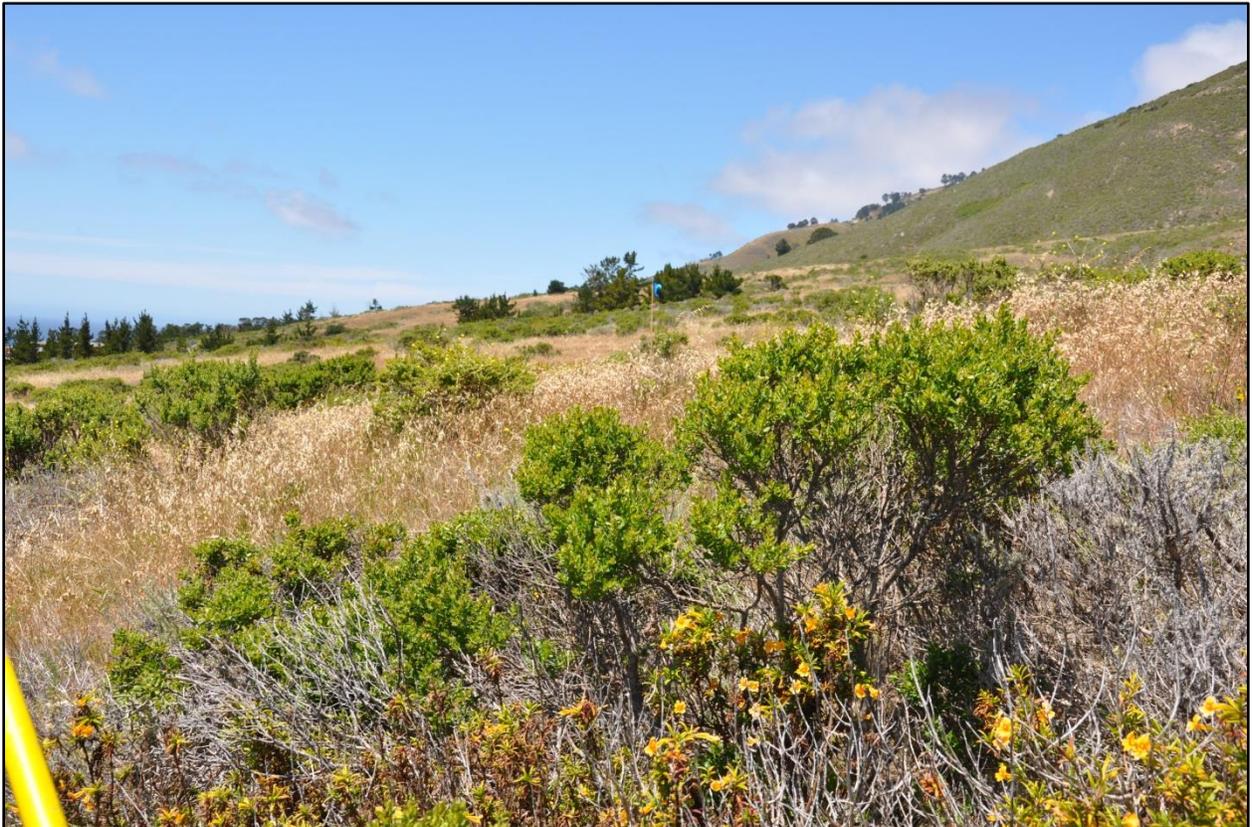


Photo-point # 24

Latitude: 36°28'20.28121"N
Longitude: 121°55'48.18382"W
Direction (North Azimuth): 250°

Description: View towards coast from edge of small drainage.



Photo-point # 25

Latitude: 36°28'20.28121"N
Longitude: 121°55'48.18382"W
Direction (North Azimuth): 100°

Description: Same origin location as Photo-point #24, looking back towards ridge line and Garrapata State Park.

