



Sonoma County Certificate of Compliance

REVIEW

FOR REVIEW BY THE BOARD OF SUPERVISORS

MEETING OF FEBRUARY 10, 2026

Item #1 File: ENP24-0022

Applicant: Pete Jackson, Jackson & Assoc. PO Box 737, Cloverdale, CA 95425

Owner: Brian G. Moyer, Trustee of the Brian G. Moyer Revocable Trust dated January 14, 2021, and Tracy A. Moyer, Trustee of the Tracy A. Moyer Revocable Trust, dated January 14, 2021, 4395 Pine Flat Road, Healdsburg, CA 95448

Staff: Jon Olin

Location: 7740 Highway 128, Healdsburg, CA 95448

Sup. Dist.: 4th APN: 131-150-022

Zoning: RRD B6 120 Z, G OAK RC50/50 SR

Requested: 6

Size: Parcel 1: 29.3 acres +/-

Parcel 2: 23.8 acres +/-

Parcel 3: 43.6 acres +/-

Parcel 4: 39.6 acres +/-

Parcel 5: 9 acres +/-

Parcel 6: 5 acres +/-

Improvements: Parcel 1: None

Parcel 2: None

Parcel 3: None

Parcel 4: None



Parcel 5: None

Parcel 6: None

Services: None

Approved: 6

Criteria: These parcels are considered legally separate as they were created by conveyance (grant deed or Government Patent) in which fewer than five parcels were created prior to March 1, 1967

Parcel 1: Created by:

BLM plat, (Bureau's Record of Title), indicates Lot 1 of Section 36 T10N, R9W, M.D.B.&M. was a School Grant annotated as "SG 3/25/1876" on the plat. As such there was no patent but the grant was by an Act of Congress, Ch. 145, 10 Stat. 244, on March 3, 1853 (131-150-022 portion)

Reference Documents:

Deed recorded in Book 185 of Deeds, Page 196, Sonoma County Records, on February 9, 1989 (131-150-022 portion) (Includes 5 acre parcel portion of Sotoyome Rancho)

Deed recorded in Book 61 of Deeds, Page 432, Sonoma County Records, on October 27, 1880 (131-150-022 portion) (Exception, 5 acre parcel portion of Sotoyome Rancho)

Note: A standalone deed for Lot 1 of Section 36 T10N, R9W M.D.B.&M. could not be located after an extensive search. The above referenced BLM plat and deeds are deemed by the County Surveyor to be sufficient evidence of separate legal parcel status.

Parcel 2: Created by:

Deed recorded in Book 187 of Deeds, Page 97, Sonoma County Records, on April 10, 1899 (131-150-022 portion, 131-220-006 portion)

Reference Documents:

Deed recorded in Book 207 of Deeds, Page 529, Sonoma County Records, on November 24, 1903 (Exception) (131-220-006 portion)

Deed recorded in Book 1963 of Official Records, Page 75, Sonoma County Records, on May 24, 1963 (Exception) (131-150-022 portion)



Parcel 3: Created by:

Deed recorded in Book 187 of Deeds, Page 418, Sonoma County Records, on May 26, 1899 (131-150-022 portion)

Reference Documents:

Deed recorded in Book 1963 of Official Records, Page 75, Sonoma County Records, on May 24, 1963 (Exception) (131-150-022 portion)

Parcel 4: Created by:

Deed recorded in Book 908 of Official Records, Page 228, Sonoma County Records, on September 26, 1949 (131-150-022 portion)

Reference Documents: None

Parcel 5: Created by:

Deed recorded in Book 1963 of Official Records, Page 75, Sonoma County Records, on May 24, 1963 (131-150-022 portion)

Reference Documents: None

Parcel 6: Created by:

Deed recorded in Book 61 of Deeds, Page 432, Sonoma County Records, on October 27, 1877 (131-150-022 portion)

Reference Documents: None

Appeal Deadline: February 13, 2026



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