



Sonoma County Certificate of Compliance

REVIEW

FOR REVIEW BY THE BOARD OF SUPERVISORS

MEETING OF NOVEMBER 12, 2024

Item #1 File: ENP 23-0008

Applicant: Steve Klein, Munselle Civil Engineering

Owner: Robert R. Mauritsen

Staff: Jonathan Olin, County Surveyor

Location: 2491 Yoakim Bridge Road, Healdsburg, CA, 95448 (Parcels 1, 2, & 3)
8320 West Dry Creek Road, Healdsburg, CA, 95448 (Parcels 4 & 5)
No address on record (Parcel 6)
2577 Yoakim Bridge Road, Healdsburg, CA, 95448 (Parcel 7)

Sup. Dist.: 4th

APN: 139-160-046, 050, 052 & 054

Zoning: LIA B6 20, RC100/50 SR VOH (139-160-046, Pcl 1, 2 & 3)
LIA B6 20, RC100/50 SR VOH (139-160-050, Pcl 4 & 5)
LIA B6 20, F1 RC100/50 SR VOH (139-160-052, Pcl 6)
LIA B6 20, SR (139-160-054 Pcl 7)

Requested: 7

Size: Parcel 1: 14.3 acres +/-
Parcel 2: 6.5 acres +/-
Parcel 3: 1.1 acres +/-
Parcel 4: 8.0 acres +/-
Parcel 5: 1.3 acres +/-
Parcel 6: 12.9 acres +/-
Parcel 7: 8.7 acres +/-



Improvements: Parcels 1 -5: Vineyard
Parcel 6: Vineyard, Well
Parcel 7: Vineyard

Services: None

Approved: 5

Criteria: With regards to Parcels 1, 2, 3 & 7, 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.

With regards to Parcels 4 & 5, these parcels were combined as Lot 1 in Lot Split Application No. 2787, approved on November 30, 1971. On December 24, 1971, said Lot 1 was conveyed by deed recorded in Book 2591 of Official Records, Page 33, Sonoma County Records, with a new metes and bounds description based on a field survey describing a single new parcel. As such, together they are eligible for 1 ACC.

With regards to Parcel 6, Parcel 6 was in fact created by conveyance recorded January 28, 1972, in Book 2598 of Official Records, Page 970, which indicates this parcel was not created in conformance with County Ordinance No. 965 adopted April 19, 1966, and amended by Ordinance No. 1137, adopted January 21, 1969. Therefore, APN 139-160-052 is not eligible for an ACC but is eligible for one Conditional Certificate of Compliance.

Parcel 1: Created by: Deed recorded in Book 235 of Deeds, Page 95, Sonoma County Records, on January 22, 1907 (139-160-046 portion, 139-160-048 portion)

Reference Documents: None

Parcel 2: Created by: Deed recorded in Book 262 of Deeds, Page 485, Sonoma County Records, on May 9, 1910 (139-160-046 portion)

Reference Documents: None

Parcel 3: Deed recorded in Book 136 of Official Records, Page 33, Sonoma County Records, on April 20, 1926 (139-160-046 portion)

Reference Documents: None

Parcel 4 & 5: Deed recorded in Book 2591 of Official Records, Page 450, Sonoma County Records, on December 24, 1971 (139-160-050)

Reference Documents: None



Note: Parcels 4 & 5 lie within Lot 1, (9.40 acres), of Lot Split Application No. 2787 approved on November 30, 1971. On December 24, 1971, said Lot 1 was conveyed by deed recorded in Book 2591 of Official Records, Page 33, Sonoma County Records, with a new metes and bounds description based on a field survey describing a single new parcel. The area encompassed all of Parcel 4 and 5 and the deed lists an area of 9.40 acres as per Lot Split No. 2787. The current vesting deed of the properties, DN 2022-046170, Sonoma County Records contains this same single parcel description as Tract Two as does the Preliminary Report, Title No.: FSNX-9042200179-CC, effective March 30, 2022, prepared by Fidelity National Title Company.

Parcel 6: Deed recorded in Book 2598 of Official Records, Page 570, Sonoma County Records, on January 28, 1972 (139-160-052)

Reference Documents: None

Note: Parcel 6 was in fact created by conveyance recorded January 28, 1972, in Book 2598 of Official Records, Page 970, which indicates this parcel was not created in conformance with County Ordinance No. 965 adopted April 19, 1966, and amended by Ordinance No. 1137, adopted January 21, 1969. Therefore, APN 139-160-052 is not eligible for an ACC but is eligible for one Conditional Certificate of Compliance.

Parcel 7: Deed recorded in Book 1435 of Official Records, Page 261, Sonoma County Records, on May 3, 1956 (139-160-054)

Reference Documents: Deed recorded in Book 2851 of Official Records, Page 916, Sonoma County Records, on April 5, 1974. Shown as Parcel 2 of Parcel Map No. 4331, (206 Maps 31)

Appeal Deadline: November 15, 2024
