



Sonoma County Certificate of Compliance

REVIEW

FOR REVIEW BY THE BOARD OF SUPERVISORS

MEETING OF NOVEMBER 12, 2024

Item #1 File: ENP 24-0013
Applicant: Melodee Vandeman
Owner: Melodee Vandeman
Staff: Jonathan Olin, County Surveyor
Location: 840 Horn Avenue, Glen Ellen, CA 95442
Sup. Dist.: 1st
APN: 054-270-015
Zoning: RR B6 5, LG/GE2 OAK

Requested: 3
Size: Parcel 1: 4 acres +/-
Parcel 2: 1 acre +/-
Parcel 3: 0.7 acre +/-

Improvements: Parcel 1: Residence, 2 barns, 2 shops, 2 outbuildings, pool, well,
Parcel 2: None
Parcel 3: Septic tanks

Services: None

Approved: 1

Criteria: These parcels are considered combined because Parcel 1, (former APN 054-270-008), was created by conveyance (grant deed or Government Patent) in which fewer than five parcels were created prior to June 19, 1966. It was created by deed recorded March 5, 1945, in Book 633 of Official Records at Page 185.



Parcels 2 & 3 were created by deed recorded April 25, 1967. The conveyances for Parcels 2 & 3 were not in conformance with Ordinance 965 passed and adopted by the Board of Supervisors of the County of Sonoma on April 19, 1966, to be in effect on June 19, 1966, which required subdivisions of four or fewer parcels to be processed through Sonoma County Planning Department through a Lot Split Permit Application. Subsequently, an APPLICATION FOR LOT SPLIT PERMIT, File No: 691 was filed on December 6, 1967 which indicated that Lot 1, (Parcel 2) & Lot 3, (Parcel 3), were to be added to APN 054-270-008. The SONOMA COUNTY ENGINEERING ADVISORY COMMITTEE REPORT for LS-691, dated and validated December 12, 1967, states "Approved as shown". Subsequent Assessor's Maps indicate that Parcel 2 & Parcel 3 were indeed added to APN 054-270-008 to form APN 054-270-015 which is still shown on the current Assessor's Map 054-27.

Parcel 1: Created by: Deed recorded in Book 633 of Deeds, Page 185, Sonoma County Records, on March 5, 1945 (054-270-015 portion) (former APN 054-270-008)

Reference Documents: None

Parcel 2: Created by: Deed recorded in Book 2265 of Deeds, Page 105, Sonoma County Records, on April 25, 1967 (054-270-015 portion)

Reference Documents: None

Parcel 3: Created by: Deed recorded in Book 2265 of Deeds, Page 105, Sonoma County Records, on April 25, 1967 (054-270-015 portion)

Reference Documents: None

Note: Parcel 2 and Parcel 3 were conveyed, described as Parcel One and Parcel Three, by Deed recorded in Book 2265 of Deeds, Page 105, Sonoma County Records, on April 25, 1967 (054-270-015 portion). Parcel 2 and Parcel 3 were never actually created as separate legal parcels. They were combined with former APN 054-270-008 to form current APN 054-270-015 as was approved by Lot Split LS-691 on December 12, 1967.

Appeal Deadline: November 15, 2024

