



Sonoma County Certificate of Compliance

REVIEW

FOR REVIEW BY THE BOARD OF SUPERVISORS

MEETING OF June 3, 2025

Item #1

File: ENP25-0011

Applicant: Steve Klein, Munselle Civil Engineering & Land Surveying, 513 Center Street, Healdsburg, CA 95448

Owner: Richard Ernest Rued and Dee Ann Rued, Trustees of the Richard E. Rued Family Trust, Dated February 18, 1997, 3863 Dry Creek Rd, Healdsburg, CA 95448

Staff: Jon Olin

Location: 3863 Dry Creek Rd, Healdsburg, CA 95448

Sup. Dist.: 4th APN: 090-160-016 & 034

Zoning: LIA B6 20 Z, OAK RC50/25 SR VOH (090-160-016)

LIA B6 20 Z, F1 RC50/25 RC100/50 SR VOH (090-160-034)

Requested: 5

Size: Parcel 1: 29.7 acres +/-

Parcel 2: 0.92 acres +/-

Parcel 3: 0.15 acres +/-

Parcel 4: 0.75 acres +/-

Parcel 5: 0.85 acres +/-

Improvements: Parcel 1: Winery, Residence (2), Shop, water tank, septic (3), well (3)

Parcel 2: None

Parcel 3: None

Parcel 4: None

Parcel 5: None

Services: None



Approved: 5

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:

Deed recorded in Book 268 of Deeds, Page 55, Sonoma County Records, on October 6, 1910 (090-160-016 ptn & 090-160-034 ptn)

Reference Documents:

Deed recorded in Book 282 of Deeds, Page 74, Sonoma County Records, on September 12, 1911 (090-160-034 ptn) (exception)

Deed recorded in Book 1422 of Official Records, Page 277, Sonoma County Records, on March 8, 1956 (W. Dry Creek Road) (exception)

Deed recorded in Book 2201 of Official Records, Page 396, Sonoma County Records, on April 15, 1966 (W. Dry Creek Road widening) (exception)

Parcel 2: Created by:

Deed recorded in Book 282 of Deeds, Page 74, Sonoma County Records, on September 12, 1911 (090-160-034 ptn)

Reference Documents: None

Parcel 3: Created by:

Deed recorded in Book 793 of Official Records, Page 207, Sonoma County Records, on May 3, 1948 (090-160-016 ptn)

Reference Documents: None

Parcel 4: Created by:

Deed recorded in Book 945 of Official Records, Page 269, Sonoma County Records, on March 10, 1950 (090-160-016 ptn)

Reference Documents: None

Parcel 5: Created by:

Deed recorded in Book 1642 of Official Records, Page 250, Sonoma County Records, on January 22, 1959 (090-160-016 ptn)

Reference Documents: None

Appeal Deadline: June 6, 2025

