



***Sonoma County Certificate of Compliance***

***REVIEW***

**FOR REVIEW BY THE BOARD OF SUPERVISORS**

**MEETING OF JULY 22, 2025**

**Item #1**      File:    ENP25-0019

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

Owner:      Allan F. Nelson and Claudia P Nelson, Trustees of the Allan F. Nelson and  
Claudia P. Nelson Family Trust dated July 15, 2003  
14345 Kinley Drive, Healdsburg, CA 95448

Staff:        Jon Olin

Location:    14345 Kinley Drive, Healdsburg, CA 95448

Sup. Dist.: 4th                      APN:    089-140-010

Zoning:      LIA B6 20 Z, RC50/25 SR VOH

# Requested: 4

Size:            Parcel 1: 7.16 acres +/-  
                    Parcel 2: 2.97 acres +/-  
                    Parcel 3: 0.70 acres +/-  
                    Parcel 4: 1.54 acres +/-

Improvements: Parcel 1: Vineyard  
                                 Parcel 2: Vineyard, Barn, shed, well  
                                 Parcel 3: Vineyard  
                                 Parcel 4: Vineyard

Services:      None

# Approved:    4

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 254 of Deeds, Page 107, Sonoma County Records, on March 3, 1909 (089-140-010 ptn, 023 ptn, 024 ptn)

Reference Documents:

Deed recorded in Book 243 of Deeds, Page 474, Sonoma County Records, on December 30, 1907 (089-140-010 ptn) (exception)

Deed recorded in Book 492 of Official Records, Page 413, Sonoma County Records, on February 23, 1940 (089-140-023 & 024) (exception)

Deed recorded in Book 1548 of Official Records, Page 104, Sonoma County Records, on October 2, 1957 (Highway 101) (exception)

**Parcel 2:** Created by:

Deed recorded in Book 319 of Deeds, Page 32, Sonoma County Records, on December 15, 1913 (089-140-010 ptn)

Reference Documents:

Deed recorded in Book 1548 of Official Records, Page 104, Sonoma County Records, on October 2, 1957 (Highway 101) (exception)

**Parcel 3:** Created by:

Deed recorded in Book 260 of Official Records, Page 504, Sonoma County Records, on December 21, 1909 (089-140-010 ptn & 024 ptn)

Reference Documents:

Deed recorded in Book 492 of Official Records, Page 413, Sonoma County Records, on February 23, 1940 (089-140-023 & 024) (exception)

Resolution ordering abandonment of unnamed roadway recorded in Book 2521 of Official Records, Page 73, Sonoma County Records, on March 17, 1971. (089-140-010 ptn) (westerly half width of 30' wide road)

**Parcel 4:** Created by:

Deed recorded in Book 243 of Deeds, Page 474, Sonoma County Records, on December 30, 1907 (089-140-010 ptn)

Reference Documents:

Resolution ordering abandonment of unnamed roadway recorded in Book 2521 of Official Records, Page 73, Sonoma County Records, on March 17, 1971. (089-140-010 ptn) (easterly half width of 30' wide road)

---

Appeal Deadline: July 25, 2025

