



Sonoma County Certificate of Compliance

REVIEW

FOR REVIEW BY THE BOARD OF SUPERVISORS

MEETING OF MAY 21, 2024

Item #1 File: ENP23-0009

Applicant: Hendren Properties LLC, a California limited liability company

Owner: Hendren Properties LLC 724 East 1800 North, Montevue, ID 83435

Staff: Jon Olin

Location: 6700 N. Highway 1, Bodega Bay, CA, 94923

APN: 101-130-013

Zoning: LEA CC B6 160/640 (Ac/DU)/Ac MIN, G RC100/50 SR, Pcl 1 & Pcl 2)

Requested: 2

Size: Parcel 1: 334.4 acres +/-

 Parcel 2: 12.5 acres +/-

Improvements: Parcel 1: Residence, Five Outbuildings, Solar Array

 Parcel 2: None

Services: None

Approved: 2

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. Although Parcel 1 was involved in an illegal subdivision by deed recorded in Book 2488 of Deeds, Page 873, Sonoma County Records, on October 7, 1970 (exception) [the permit history constitutes "real property which has been approved for development" for the purposes of subdivision \(c\) of Section 66499.35 as outlined in Section 66499.34 of the Subdivision Map Act](#)



Parcel 1: Created by: Deed recorded in Book 223 of Deeds, Page 45, Sonoma County Records, on October 9, 1905

Reference Documents:

deed recorded in Book 1621 of Official Records, Page 628, Sonoma County Records, on October 17, 1958 (Tract One)

deed recorded in Book 2488 of Deeds, Page 873, Sonoma County Records, on October 7, 1970 (exception)

deed recorded under Document Number 2018-041276 on June 8, 2018 (exception)

Parcel 2: Created by: Deed recorded in Book 29 of Deeds, Page 333, Sonoma County Records, on January 7, 1870

Reference Documents:

deed recorded in Book 1621 of Official Records, Page 628, Sonoma County Records, on October 17, 1958 (Tract Two)

Appeal Deadline: May 24, 2024
