



Sonoma County Certificate of Compliance

REVIEW

FOR REVIEW BY THE BOARD OF SUPERVISORS

MEETING OF FEBRUARY 10, 2025

Item #1 File: ENP25-0027

Applicant: Chen's Vineyard, LLC, A California Limited Liability Company

Owner: Chen's Vineyard, LLC, A California Limited Liability Company, 330 Second Street, Healdsburg, CA 95448

Staff: Jon Olin

Location: 4050 Dry Creek Road, Healdsburg, CA 95448

Sup. Dist.: 4th APN: 090-190-001 & 003

Zoning: LIA B6 20 Z, RC50/25 RC100/50 SR VOH (090-190-001)

LIA B6 20 Z, F1 RC50/25 RC100/50 SR VOH (090-190-003)

Requested: 4

Size: Parcel 1: 22.57 acres +/-

Parcel 2: 25.95 acres +/-

Parcel 3: 1.25 acres +/-

Parcel 4: 1.65 acres +/-

Improvements: Parcel 1: Houses (2), Garage, Septic, Vineyard

Parcel 2: Shop, Vineyard

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 182 of Deeds, Page 130, Sonoma County Records, on September 16, 1898 (090-190-001 & 014)

Reference Documents:

Deed recorded in Book 294 of Deeds, Page 246, Sonoma County Records, on June 14, 1912, (exception) (090-190-001 ptn)

Deed recorded in Book 1422 of Official Records, Page 272, Sonoma County Records, on March 8, 1956 (exception) (090-190-001 & 003 ptns)

Deed recorded under Document Number 1987-015297, Sonoma County Records, on February 18, 1987 (exception) (090-190-014), being recognized by that Certificate of Compliance recorded under Document Number 1987-071102, Sonoma County Records, on July 28, 1987

Parcel 2: Created by:

Deed recorded in Book 613 of Official Records, Page 108, Sonoma County Records, on July 21, 1944 (090-190-003)

Reference Documents:

Deed recorded in Book 277 of Deeds, Page 40, Sonoma County Records, on June 12, 1911 (exception) (090-190-003 ptn)

Deed recorded in Book 1422 of Official Records, Page 272, Sonoma County Records, on March 8, 1956 (exception) (090-190-001& 003 ptns)

Parcel 3: Created by:

Deed recorded in Book 294 of Deeds, Page 246, Sonoma County Records, on June 14, 1912 (090-190-001 ptn)

Reference Documents: None

Parcel 4: Created by:

Deed recorded in Book 277 of Deeds, Page 40, Sonoma County Records, on June 12, 1911 (090-190-003 ptn)

Reference Documents: None

Appeal Deadline: February 13, 2026



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