



***Sonoma County Certificate of Compliance***

***REVIEW***

**FOR REVIEW BY THE BOARD OF  
SUPERVISORS MEETING OF JUNE 11, 2019**

**Item #1**      File:    PLP 19-0008

Applicant:      Blauer Properties, 24691 Dutcher Creek Rd., Cloverdale, CA 95425

Owner:          Blauer Properties, 24691 Dutcher Creek Rd., Cloverdale, CA 95425

Staff:           Gary O'Connor

Location:       24691 Dutcher Creek Rd., Cloverdale      Sup. Dist.:      4

APN:            139-050-021

Zoning:          LIA B6 40 Z, RC50/50 SR

# Requested:    3 (three)

Size:            Parcel 1: 26.2 acres +/-  
                    Parcel 2: 43.9 acres +/-  
                    Parcel 3: 38.8 acres +/-

Improvements:    Parcel 1: Winery, equipment barn, lake, water storage  
                          Parcel 2: Estate building, crush pad, treatment ponds  
                          Parcel 3: None

Services:        None

# Approved:     3 (three)

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 'B' of Patents, Page 549, recorded on June 9, 1876.  
(main parcel)

Deed recorded in Book 356 of Deeds, Page 436, recorded on January 18,  
1918. (small triangular portion on east line)

Reference Documents:

Exception: Deed recorded in Book 61 of Official Records, Page 242, recorded  
on November 6, 1923 (northerly portion)

Exception: Deed recorded in Book 375 of Deeds, Page 349, recorded on  
October 31, 1919. (triangular portion on east line)

Exception: Deed recorded in Book 170 of Deeds, Page 310, recorded on  
February 27, 1897. (east of Dutcher Creek Rd.)

Exception: Deed recorded in Book 2600 of Official Records, Page 290,  
recorded on February 03, 1972. (portion of Dutcher Creek Rd.)

**Parcel 2:** Created by: Deed recorded in Book 'C' of Patents, Page 80, recorded on  
April 19, 1877.

Reference Documents:

Exception: Deed recorded in Book 170 of Deeds, Page 310, recorded on  
February 27, 1897. (east of Dutcher Creek Rd.)

Exception: Deed recorded in Book 2600 of Official Records, Page 290,  
recorded on February 03, 1972. (portion of Dutcher Creek Rd.)

Exception: Deed recorded in Book 1790 of Official Records, Page 508,  
recorded on September 23, 1960. (spring parcel)

**Parcel 3:** Created by: Deed recorded in Book 'L' of Patents, Page 95, recorded on May  
25, 1920.

Reference Documents: None

Appeal Deadline: June 14, 2019

