



***Sonoma County Certificate of Compliance***

***REVIEW***

**FOR REVIEW BY THE BOARD OF SUPERVISORS**

**MEETING OF FEBRUARY 4, 2020**

**Item #1**      File:    PLP 14-0060

Applicant:      Mendocino Redwoods, LLC

Owner:          Mendocino Redwoods, LLC, P.O. Box 996, Ukiah, CA, 95482

Staff:           Gary O'Connor

Location:      NW Sonoma County              Sup. Dist.:      5th

APN:            123-090-003, -006, -007 (ptn.), 123-120-006, -014,

Zoning:        All in TP240/TPZ

# Requested:   5 (five)

Size:            Parcel 1: 280 acres +/-  
                    Parcel 2: 280 acres +/-  
                    Parcel 3: 168.83 acres +/-  
                    Parcel 4: 179.41 acres +/-  
                    Parcel 5: 107 acres +/-

Improvements:   Parcel 1: None  
                         Parcel 2: None  
                         Parcel 3: None  
                         Parcel 4: None  
                         Parcel 5: None

Services:        None

# Approved:    5 (five)



**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: (Parcel one) Deed recorded in Book I of Patents, Page 313 (NW/4 of Sec. 27, T10N, R13W) recorded July 29, 1889 –and- (Parcel two) a portion of Deed recorded in Book I of Patents, Page 334 recorded July 31, 1894 (Map #32)

Reference Documents: (exceptions)

Deed recorded in Book 1505 of Official Records, Page 259, (W/2 of the SW/4 of the NE/4 of Sec. 27 in T10N, R13W) recorded on February 15, 1957 (Map # 34)

Deed recorded in Book 503 OF Official Records, Page 8 (E/2 of the SW/4 of the NE/4 of Sec. 27 in T10N, R13W) recorded April 26, 1940 (Map #33)

**Parcel 2:** Created by: (Parcel one) Deed recorded in Book G of Patents, Page 97 (W/2 of the SW/4 of Sec. 27, T10N, R13W) recorded on December 15, 1882 –and- (parcel two) a portion of Deed recorded on Book I of Patents, Page 314 (E/2 of the SW/4 and the N/2 of the SE/4 of Section 27, T10N, R13W) recorded November 4, 1889 (Map #36)

Reference Documents: Book 2266 of Official Records, Page 566, recorded May 2, 1967 (exception)

**Parcel 3:** Created by: (Parcel one) Deed recorded in Book 356 of Deeds, Page 127 (S/2 of the NW/4 of the NE/4 and the N/2 of the SW/4 of the NE/4 of Section 33, T10N, R13W) Recorded October 31, 1917 – and – (Parcel two) a portion of the Deed recorded in Book G of Patents, Page 99, ( S/2 of the SW/4 of the NE/4 and the E/2 of the NE/4 of Section 33 and the SW/4 of the NW/4 of Section 34, all in T10N, R13W) recorded on June 13, 1879.

Together with any portion of the Lands of Ohlson described in Boundary Line Agreement recorded December 23, 1996 under Document Number 1996-0113330, Official Records of Sonoma County, lying easterly of the line described in said document.

Excepting therefrom that portion lying westerly of the line described in Boundary Line Agreement recorded December 23, 1996 under Document Number 1996-0113330, Official Records of Sonoma County. (Map #37)

Reference Documents: Document Number 1996-113330 (Boundary Line Agreement)



**Parcel 4:** Created by: (Parcel one) Deed recorded in Book J of Patents, Page 385 (NE/4 of the SE/4 of Sec 33 and the N/2 of the SW/4 and the SE/4 of the NW/4 of Section 34, all in T10N, R13W) recorded September 13, 1891 –and- (Parcel two) a portion of the Deed recorded in Book G of Patents, Page 101 (SW/4 of the NE/4 and the NW/4 of the SE/4 E/2 of the SW/4 of Section 33, all in T10N, R13W), recorded March 15, 1882 (Map # 38)

Reference Documents: (exception) Deed recorded in Book 1672 of Official Records, Page 447 recorded May 27, 1959

**Parcel 5:** Created by: Deed recorded in Book 114 of Deeds, Page 573 ( W/2 of the SE/4 and the SE/4 of the SE/4 of Section 32 in T10N, R13W) lying south and west of the Gualala River recorded June 8, 1888 (Map #24)

Reference Documents: Excepting a portion of Book 114 of Deeds, Page 573 (Book E of Patents, Page 239, recorded March 15, 1882), recognized as a separate legal ACC parcel.

Appeal Deadline: February 7, 2020

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