



COUNTY OF MENDOCINO  
DEPARTMENT OF PLANNING AND BUILDING SERVICES  
860 NORTH BUSH STREET UKIAH CALIFORNIA 95482  
120 WEST FIR STREET FORT BRAGG CALIFORNIA 95437

BRENT SCHULTZ, DIRECTOR  
PHONE: 707-234-6650  
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[pbs@mendocinocounty.org](mailto:pbs@mendocinocounty.org)  
[www.mendocinocounty.org/pbs](http://www.mendocinocounty.org/pbs)

June 19, 2020

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, July 16, 2020 at 9:00 a.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) or via telecomment and the meeting is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>.

**CASE#:** RE\_2019-0002

**DATE FILED:** 8/20/2019

**OWNER:** RAWAH VINEYARDS, LLC & ANDERSON VINEYARDS, INC.

**APPLICANT:** RAWAH VINEYARDS, LLC

**AGENT:** J.R. BARRETT

**REQUEST:** Rescind and re-enter the existing Williamson Act contracts to match property boundaries recently adjusted by Boundary Line Adjustment (B\_2019-0026).

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 4± miles northwest of Philo, lying on the north side of State route 128 (SR 128), 0.35± miles east of its intersection with Nash Mill Road (private), located at 4741 Highway 128, Philo. APNs: 026-295-10, -37, 026-330-06, -44, 026-394-14.

**STAFF PLANNER:** RUSSELL FORD

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) by July 15, 2020 or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Commissioners, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/planning-commission>.

To submit public comments via telecomment a request form must be received by 7:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>.

The Planning Commission's action regarding this item shall be a recommendation to the Board of Supervisors, and the Board's action shall be final. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission/Board of Supervisors at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 234-6650, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 at least five days prior to the meeting.

BRENT SCHULTZ, Director of Planning and Building Services





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June 18, 2020

**TO: Anderson Valley Advertiser**  
**FROM: James F. Feenan, Commission Services Supervisor**  
**SUBJECT: Publication of Legal Notice.**

**Please publish the following notice one time on June 24, 2020 in the Legal Notices Section of the Anderson Valley Advertiser.**

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**STAFF PLANNER:** RUSSELL FORD

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BRENT SCHULTZ, Director of Planning and Building Services





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**PLANNING COMMISSION  
STAFF REPORT- RESCIND & RE-ENTER**

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**JULY 16, 2020  
RE\_2019-0002**

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**SUMMARY**

**OWNER/APPLICANT:** RAWAH VINEYARDS, LLC  
7300 HIGHWAY 128  
NAPA, CA 94558

**OWNER:** ANDERSON VINEYARDS, INC.  
383 4<sup>TH</sup> STREET STE. 400  
OAKLAND, CA 94607

**REQUEST:** Rescind and re-enter the existing Williamson Act contracts to match property boundaries recently adjusted by a Boundary Line Adjustment (B\_2019-0026).

**LOCATION:** 4± miles northwest of Philo, lying on the north side of State Route 128 (SR 128), 0.35± miles east of its intersection with Nash Mill Road (private), located at 4501 and 4741 Highway 128, Philo. APN's: 026-295-10, -37, 026-330-06, -44, 026-294-14.

**TOTAL ACREAGE:** 303.66± Acres

**GENERAL PLAN:** Rangeland, 160 acre minimum (RL 160), Remote Residential, 40 Acre minimum (RMR 40)

**ZONING:** Rangeland, 160 acre minimum (RL 160), Upland Residential, 40 Acre minimum (UR 40)

**SUPERVISORIAL DISTRICT:** 5 (Williams)

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt, Class 17

**RECOMMENDATION:** The Planning Commission recommends that the Board of Supervisors, by resolution, rescind the existing Williamson Act contract and simultaneously establish a new contract as proposed by the applicants, based on the facts and findings.

**STAFF PLANNER:** RUSSELL FORD

**BACKGROUND**

**PROJECT DESCRIPTION:** Anderson Vineyards, Inc. and Rawah Vineyards, LLC own adjoining vineyard parcels in Anderson Valley near Philo. Records of Survey indicate possible encroachments over one of the property lines on both sides. To remedy this situation, both parties have mutually agreed to complete a Boundary Line Adjustment and modify the property boundary addressing the issue of the encroachments. However, the property boundary also serves as the boundary between the two adjacent Williamson Act contracts. To prevent complications with the contracted areas, a condition of the Boundary Line Adjustment was for the property owners to apply to rescind and re-enter the Williamson Act so the contract boundaries will continue to match the parcel boundaries.

**APPLICANT'S STATEMENT:** "Ferrari-Carano (F-C) contracted to sell Lazy Creek Winery (LCW) to Kawah {sic} Vineyards (KV). A property survey by Cinquini & Passarino, land surveyors revealed that the 1873 deeded description and lines of occupation showed possible encroachments with Anderson Vineyards (AV), the adjoining owner to the west. F-C and AV agreed to accept the existing fence line as the property line. The difference between the deed description and fence line is not significant but appears to not coincide. F-C and AV agreed to a BLA to perfect title and establish the fence line as the

legal property line. A BLA application was filed, reviewed by the Lands Resource Committee (LRC) and approved on 7/12/19 by the minor subdivision committee (MSC). Special condition 7 requires the owners, F-C and AV, to apply to rescind and re-enter their Williamson Act contracts pursuant to Mendocino County code section 11.2(a)-(c) and government code section 51257. KV and AV parcels are subject to current contracts in Ag preserves #152 and #487. GC 51257 and MCC section 5.0-5.2 requirements are met by B\_2019-0026.”

STAFF NOTE: At the time of application, Ferrari-Carano was the owner of the parcel now owned by Rawah Vineyards, LLC

**RELATED APPLICATIONS:**

- Boundary Line Adjustment B\_2019-0026 was approved by the Mendocino County Subdivision Committee on July 11, 2019 to amend the boundary between Anderson Vineyards and Rawah Vineyards, with a special condition to rescind and re-enter the existing Williamson Act contracts over both parcels.
- Mendocino County Board of Supervisors Resolution No. 73-68 established agricultural preserve and Williamson Act contract number 487.

**SITE CHARACTERISTICS:** The project site is located at the western end of Anderson Valley about halfway between the communities of Philo and Navarro. Together, the two ownerships reach from State Route 128 to the foothills in the northeast and cover nearly 500 acres of agricultural land, nearly all of which is currently planted with vines.

Terrain varies somewhat over the area, from gentle (<15%) to more severe (~30%) slopes. Soils are comprised almost entirely of Bearwallow-Wolfey complex type, suitable for wine grape production (*Soil Survey of Mendocino County, Western Part, page 25*)

Both lots have minimal infrastructure improvements and currently serve as production vineyards.

**SURROUNDING LAND USE AND ZONING:**

|              | <b>GENERAL PLAN</b>                          | <b>ZONING</b>                               | <b>LOT SIZES</b> | <b>USES</b>  |
|--------------|--|---|------------------|--------------|
| <b>NORTH</b> | RMR-40 (Remote Residential, 40 Acre minimum) | UR-40 (Upland Residential, 40 Acre minimum) | 50± Acres        | Agricultural |
| <b>EAST</b>  | AG (Agricultural)                            | AG (Agricultural)                           | 70± Acres        | Agricultural |
| <b>SOUTH</b> | AG (Agricultural)                            | AG (Agricultural)                           | 70± Acres        | Agricultural |
| <b>WEST</b>  | AG (Agricultural)                            | AG (Agricultural)                           | 130± Acres       | Agricultural |

**PUBLIC SERVICES:**

Access: State Route 128  
 Fire District: Anderson Valley Community Services District  
 Water District: None  
 Sewer District: None  
 School District: Anderson Valley Unified

**AGENCY COMMENTS:** On August 28, 2019 project referrals were sent to the following responsible or trustee agencies with jurisdiction over the Project. A summary of the submitted agency comments are listed below. Any comment that would trigger a project modification or denial are discussed in full as key issues in the following section.



| REFERRAL AGENCIES                      | RELATED PERMIT | COMMENT    | DATE      |
|--|----------------|------------|-----------|
| Resource Lands Protection Committee    | None           | No Comment | 9/11/2019 |
| Mendocino County Ag Commissioner       |                | N/A        |           |
| Mendocino County Assessor              |                | N/A        |           |
| Mendocino County Farm Advisor          |                | N/A        |           |
| CALFIRE                                |                | N/A        |           |
| California Div. of Land Use Protection |                | N/A        |           |
| California State Clearinghouse         |                | N/A        |           |
| Cloverdale Rancheria                   |                | N/A        |           |
| Redwood Valley Rancheria               |                | N/A        |           |
| Sherwood Valley Band of Pomo           |                | N/A        |           |

### KEY ISSUES

- 1. General Plan and Zoning Consistency:** The proposed project is consistent with pertinent agricultural goals and polices of the General Plan as follows:

*Policy RM-10 (Agriculture): Protection of agriculture as a basic industry important to the economy and quality of life and food security of the county by maintain extensive agricultural land areas and limiting incompatible uses.*

*Policy RM-100: Maintain extensive agricultural land areas and limit incompatible uses.*

*Policy RM-101: The County supports policies and programs to maintain and enhance the viability of agricultural operations and retention of agricultural land.*

*Policy RM-110: Consistent with State funding, encourage the creation and renewal of Williamson Act contracts on eligible lands.*

- 2. Agricultural Preserve Regulations:** Both parcels are currently used for wine grape production and are in compliance with the terms of their respective contracts. Both contracts are currently active. No changes to the use of the land are proposed. This project is found to be consistent with Government Code Section 51257, particularly with regard to terms of contract and amount of acreage restricted.

The proposed project is consistent with Section 10.5(C) of the Mendocino County Policies and Procedures for Agricultural Preserves and Williamson Act Contracts (Amended March 17, 2018; Board of Supervisors Resolution No. 18-050).

- 3. Environmental Protection:** The project has been found to be exempt from the California Environmental Quality Act (CEQA) per Section 15317 of the CEQA guidelines (Class 17), which exempts “the establishment of agricultural preserves, the making and renewing of open space contracts under the Williamson Act...” Therefore, no further environmental consideration is necessary.

### RECOMMENDATION

The Planning Commission recommends approval of RE\_2019-0002 to the Board of Supervisors, making the following findings, consistent with the General Plan and Mendocino County Code Section 22.08:

**Environmental Findings:** This project is categorically exempt from CEQA review per Section 15317 of the CEQA Guidelines (Class 17).

**Williamson Act Findings:** The existing and proposed Williamson Act contracts are consistent with the Mendocino County Policies and Procedures for Agricultural Preserves and Williamson Act Contracts (Amended March 17, 2018; Board of Supervisors Resolution No. 18-050) with regard to lot size, agricultural use type, accessory development and income threshold.

6-22-2020

DATE

Russell Ford

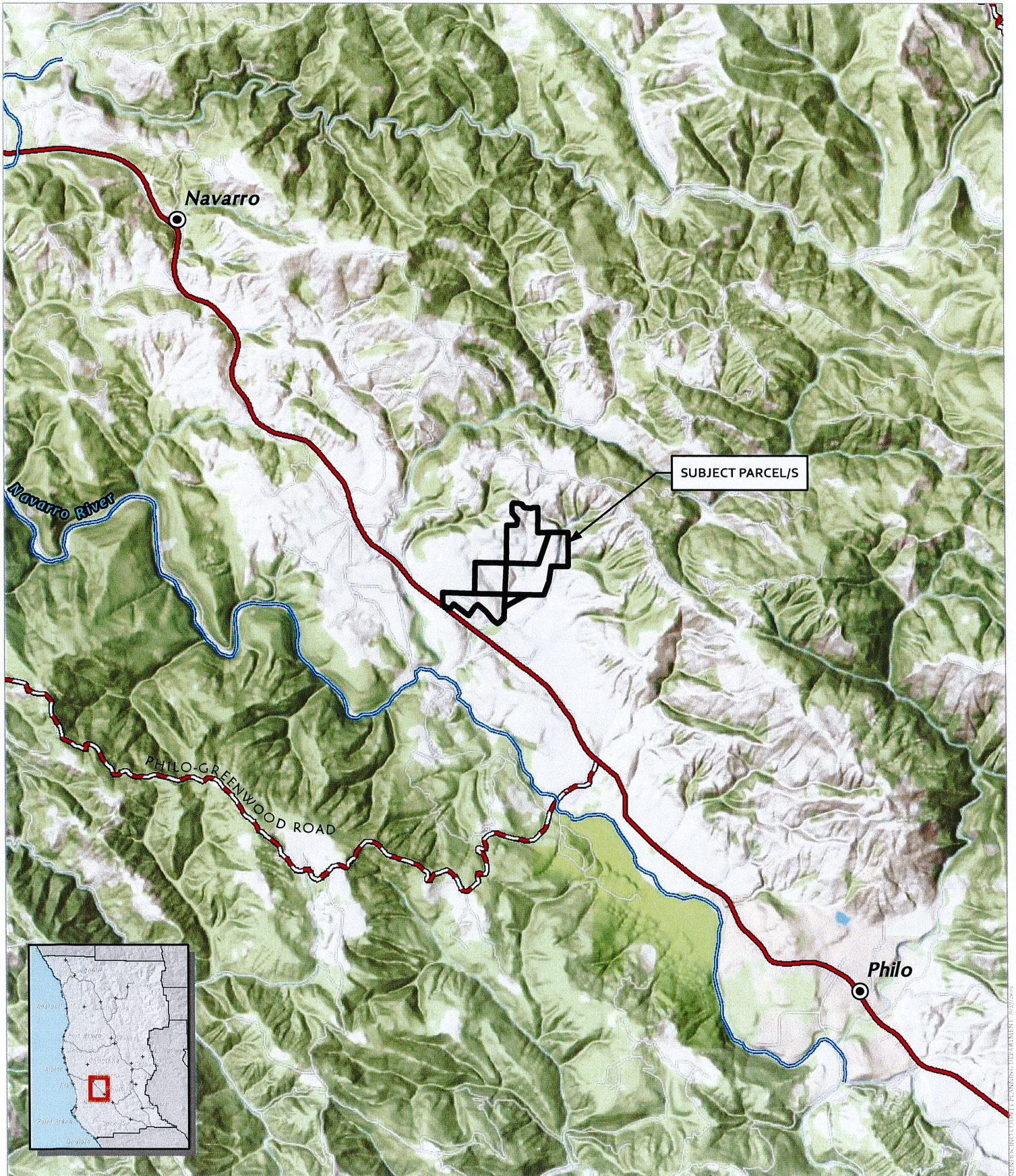
RUSSELL FORD  
Cartographer Planner III

Appeal Period: 10 Days  
Appeal Fee: \$1,616.00





**ATTACHMENTS:**

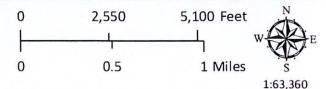
- A. Location Map
- B. Topographic Map
- C. Aerial Imagery
- D. BLA Tentative Map
- E. Zoning Display Map
- F. General Plan Classifications
- G. Adjacent Parcels
- H. Fire Hazard Zones
- I. Farmland Classification
- J. Lands in Williamson Act
- K. DWR Crop Type
- L. Soil Classifications
- M. Estimated Slope
- N. Wetlands



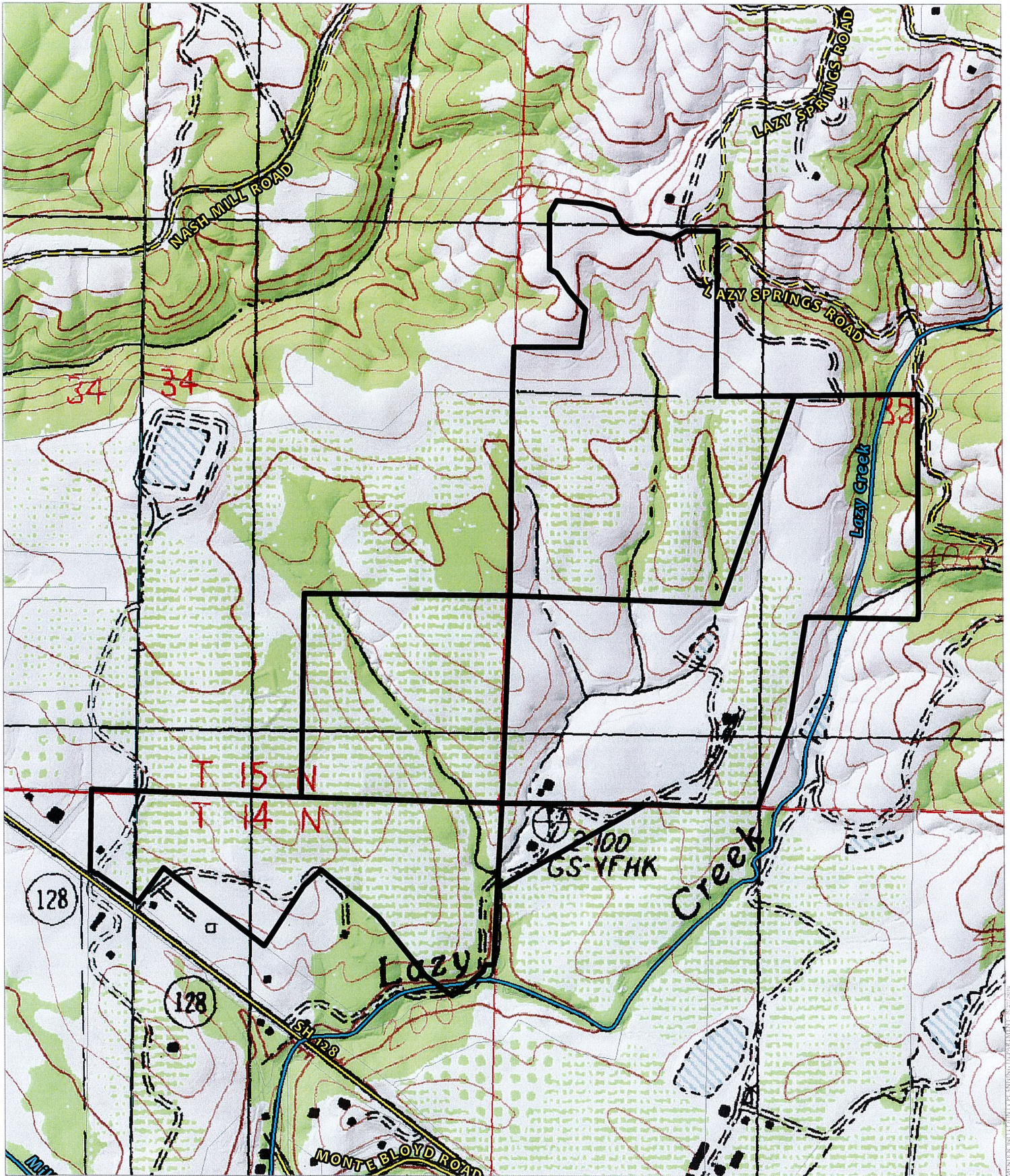


CASE: RE 2019-0002  
 OWNER: Ferrari-Carano/Anderson Vineyards  
 APN: 026-295-10, ET AL  
 APLCT: Rawah Vineyards, LLC  
 AGENT: J.R. Barrett  
 ADDRESS: 4741 Hwy. 128, Philo

-  Major Towns & Places
-  Major Roads
-  Major Rivers
-  Highways

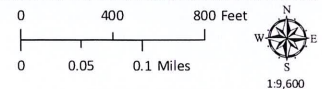






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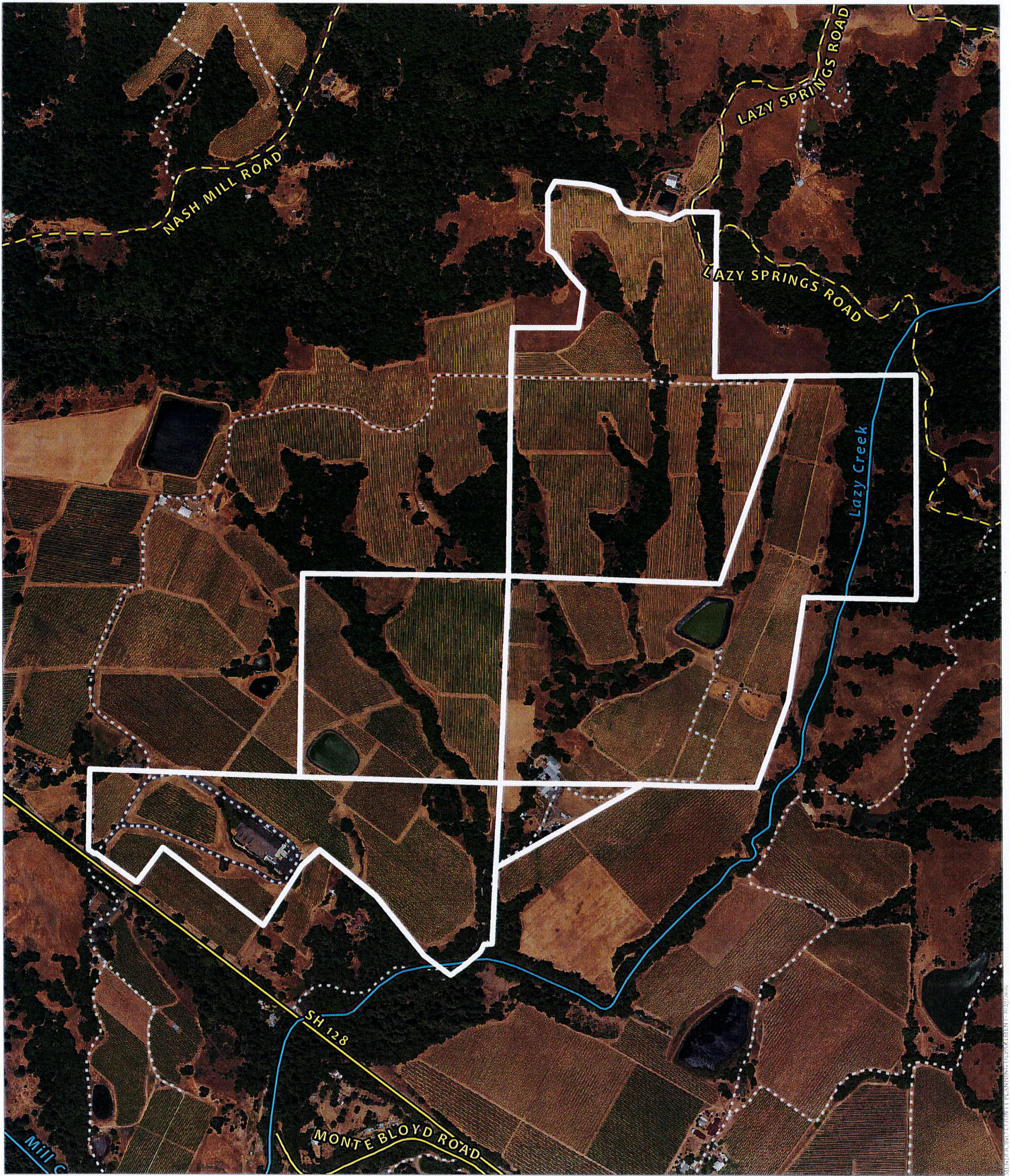
- Named Rivers
- Driveways/Unnamed Roads
- Public Roads
- Private Roads



TOPOGRAPHIC MAP  
 CONTOUR INTERVAL IS 40 FEET

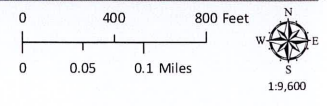
ATTACHMENT B



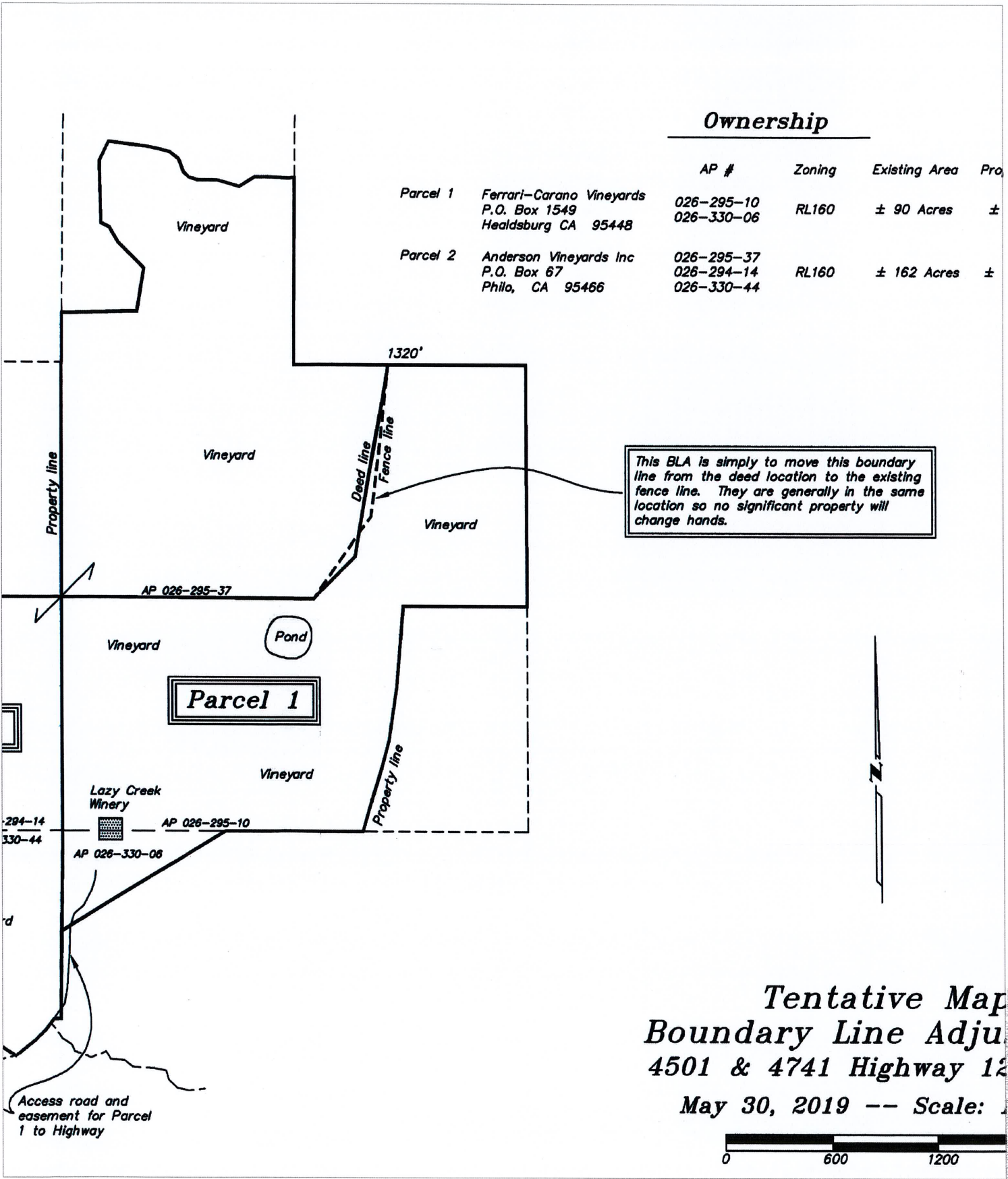


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- Named Rivers
- Public Roads
- Private Roads
- Driveways/Unnamed Roads





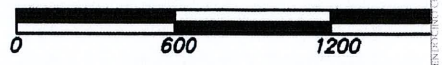


**Ownership**

| Parcel # | Owner  | AP #                                   | Zoning | Existing Area | Pro |
|----------|--|--|--------|---------------|-----|
| Parcel 1 | Ferrari-Carano Vineyards<br>P.O. Box 1549<br>Healdsburg CA 95448 | 026-295-10<br>026-330-06               | RL160  | ± 90 Acres    | ±   |
| Parcel 2 | Anderson Vineyards Inc<br>P.O. Box 67<br>Philo, CA 95466         | 026-295-37<br>026-294-14<br>026-330-44 | RL160  | ± 162 Acres   | ±   |

This BLA is simply to move this boundary line from the deed location to the existing fence line. They are generally in the same location so no significant property will change hands.

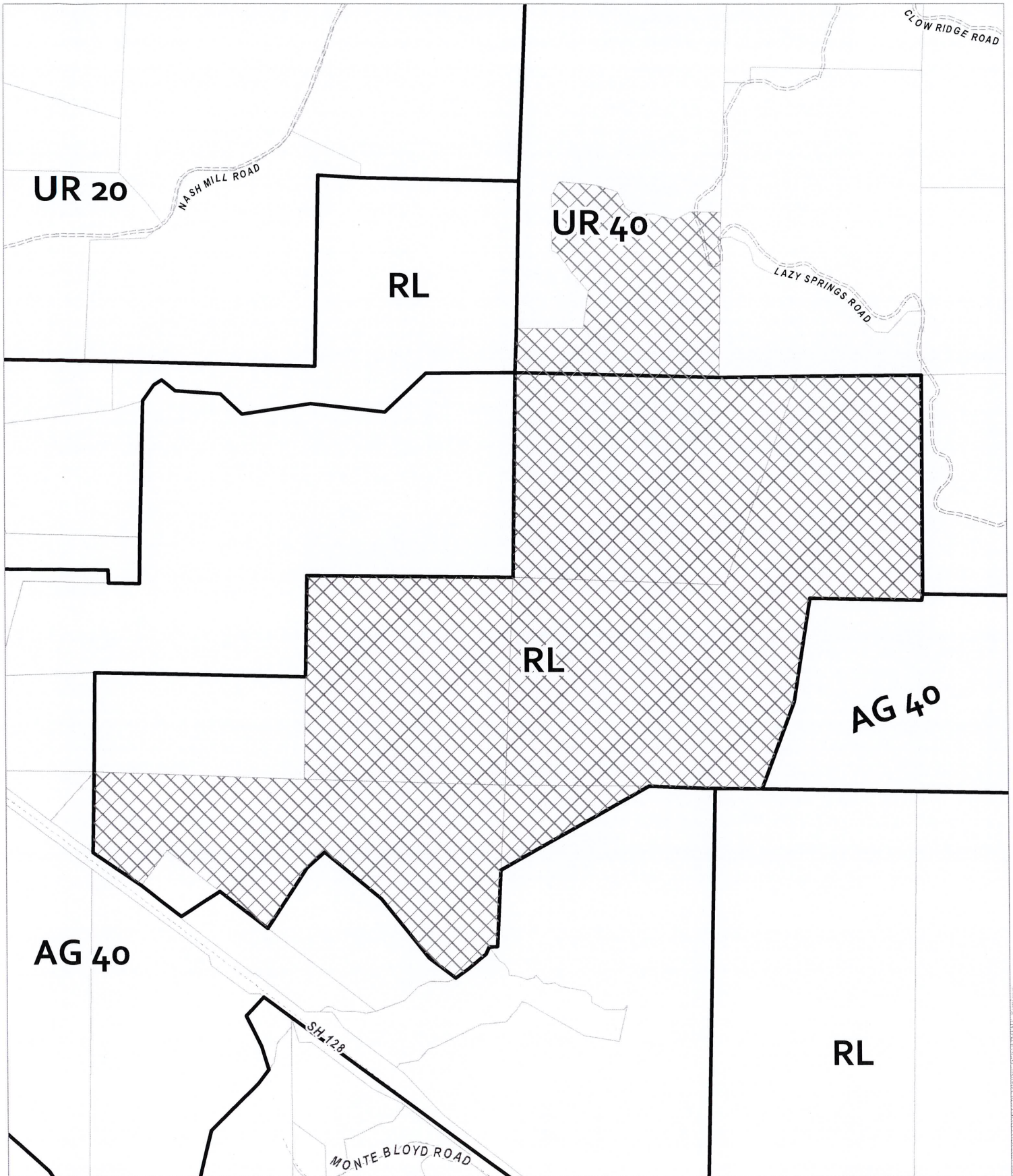
**Tentative Map  
Boundary Line Adj  
4501 & 4741 Highway 128  
May 30, 2019 -- Scale:**





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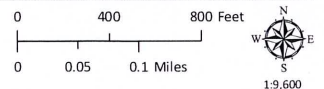
NO SCALE



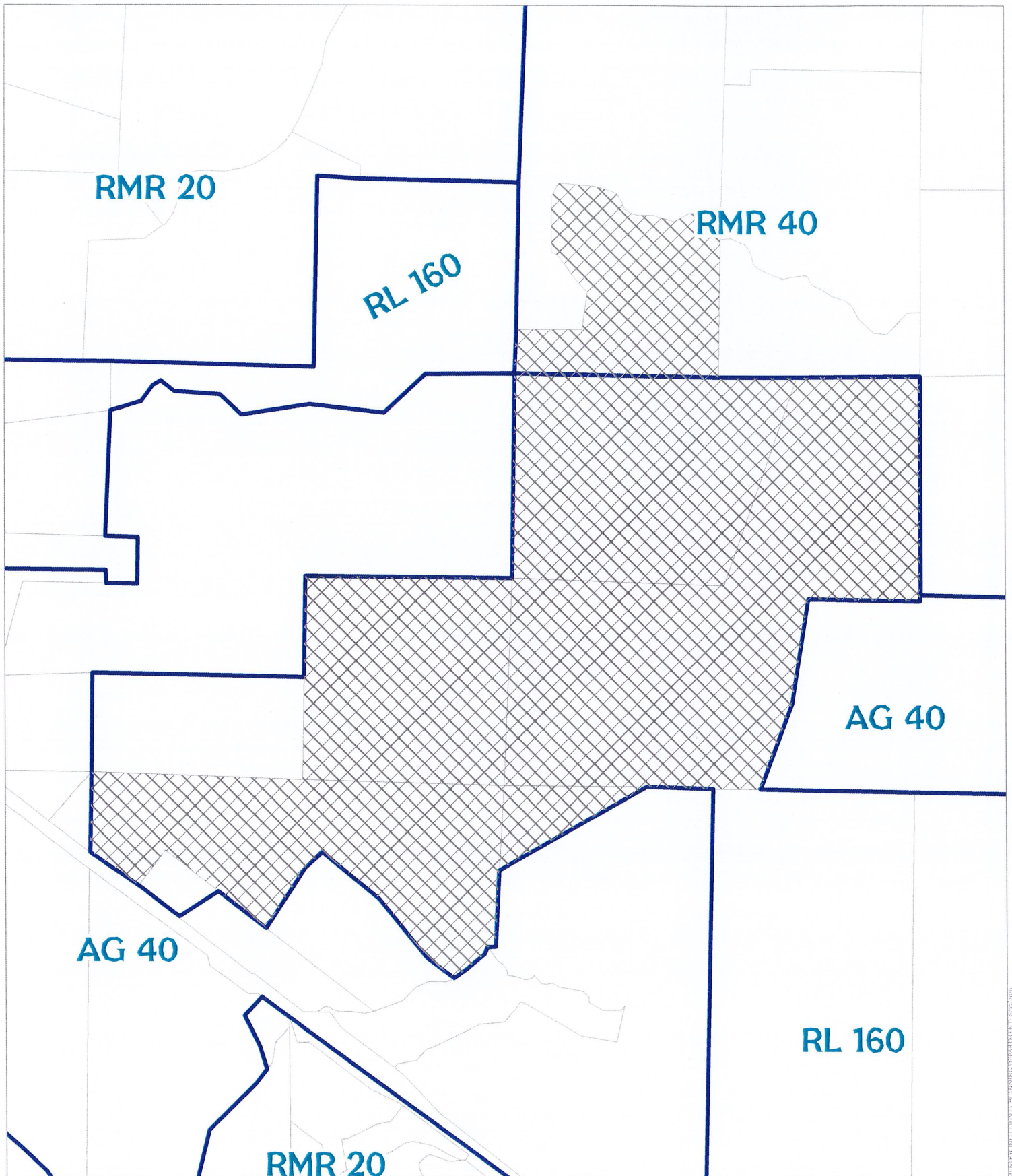


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 Zoning Districts  
 Public Roads

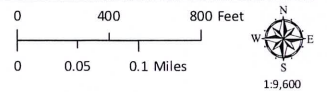


MUNICIPALITY PLANNING DEPARTMENT 3/27/2019

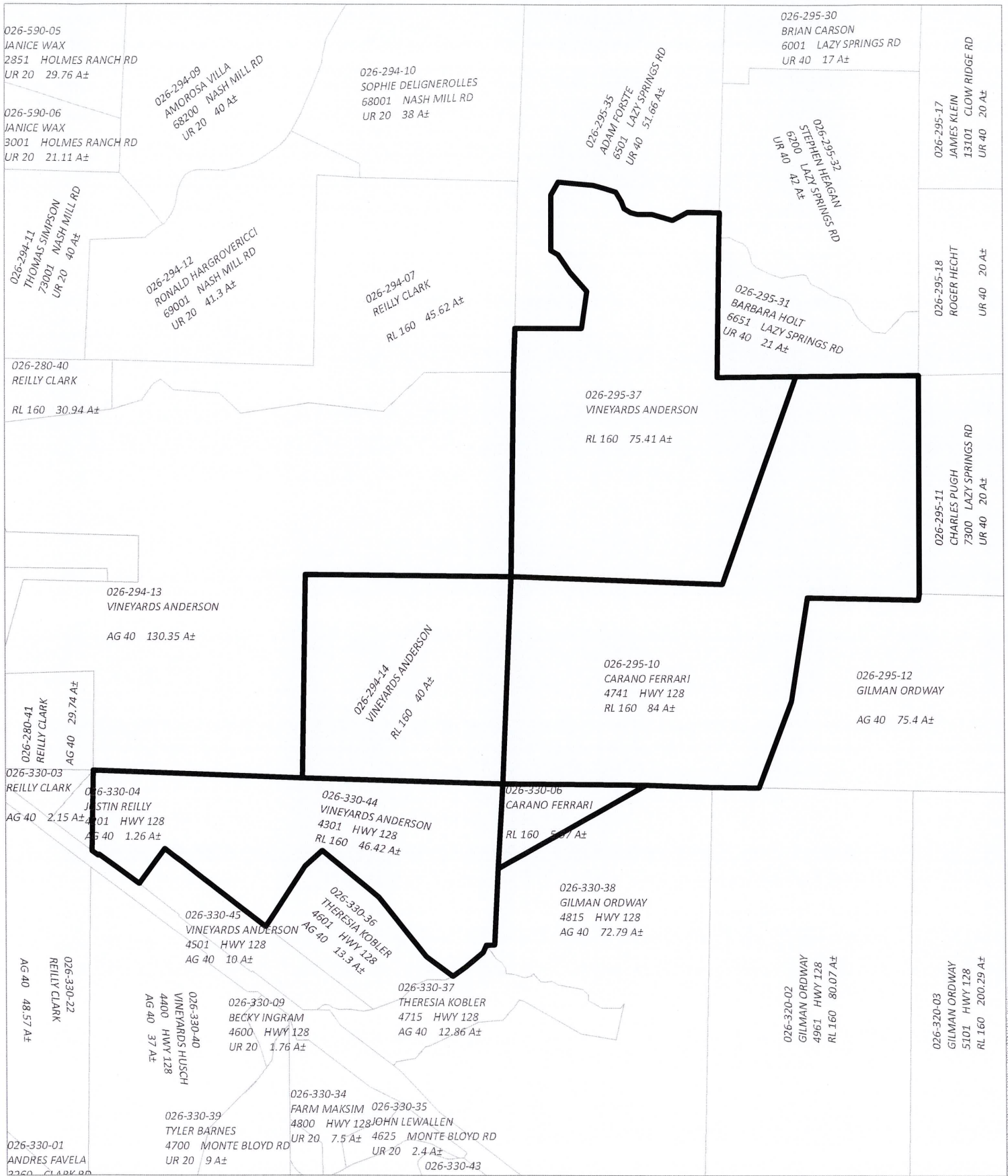


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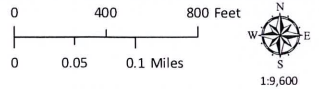
 General Plan Classes





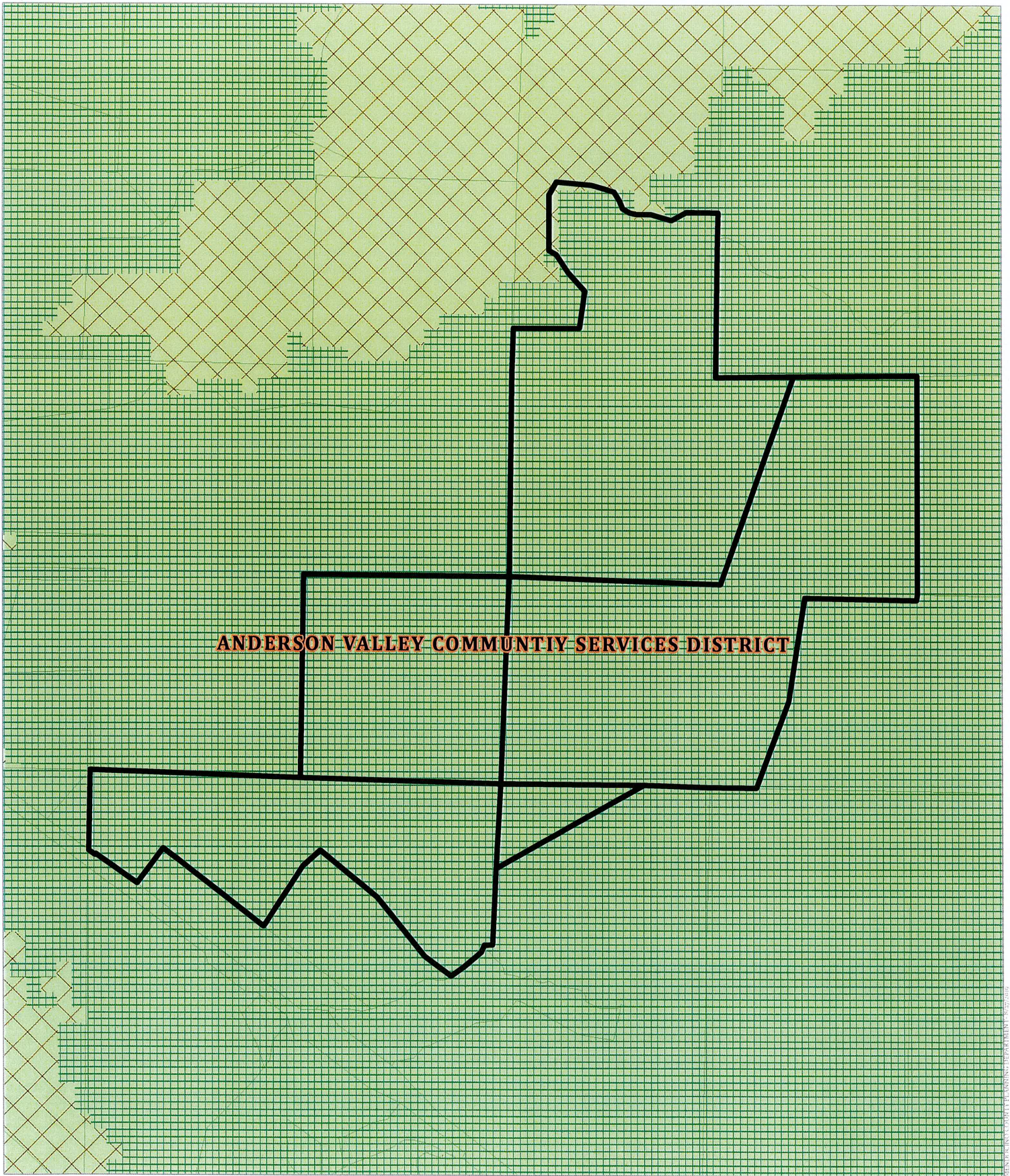


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**ADJACENT PARCELS**  
**ATTACHMENT G**

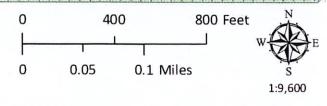




**ANDERSON VALLEY COMMUNITY SERVICES DISTRICT**

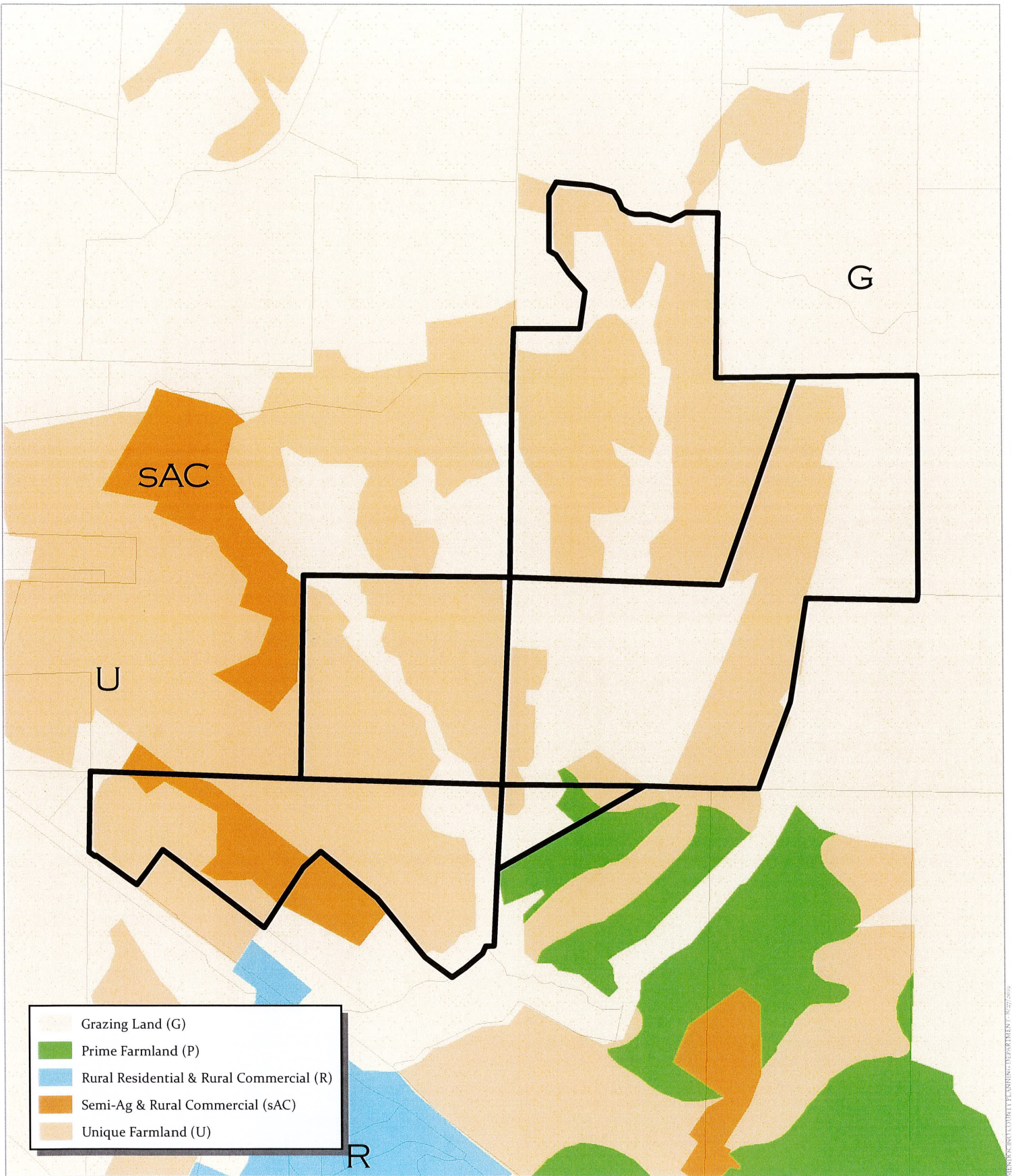
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-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts



**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA





CASE: RE 2019-0002

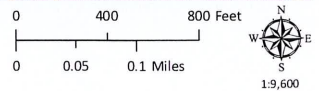
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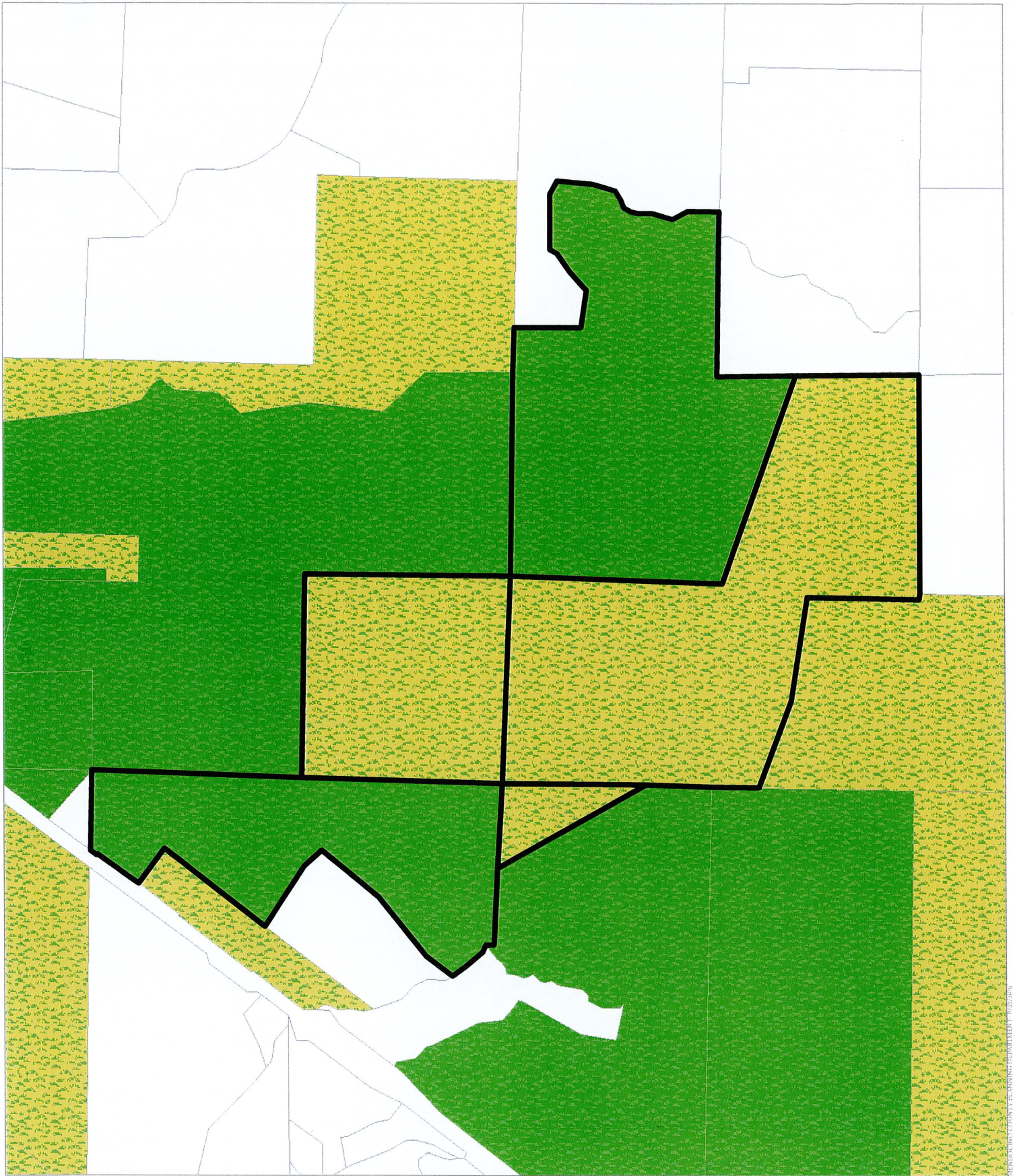
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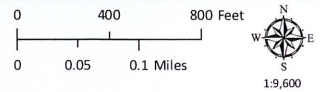




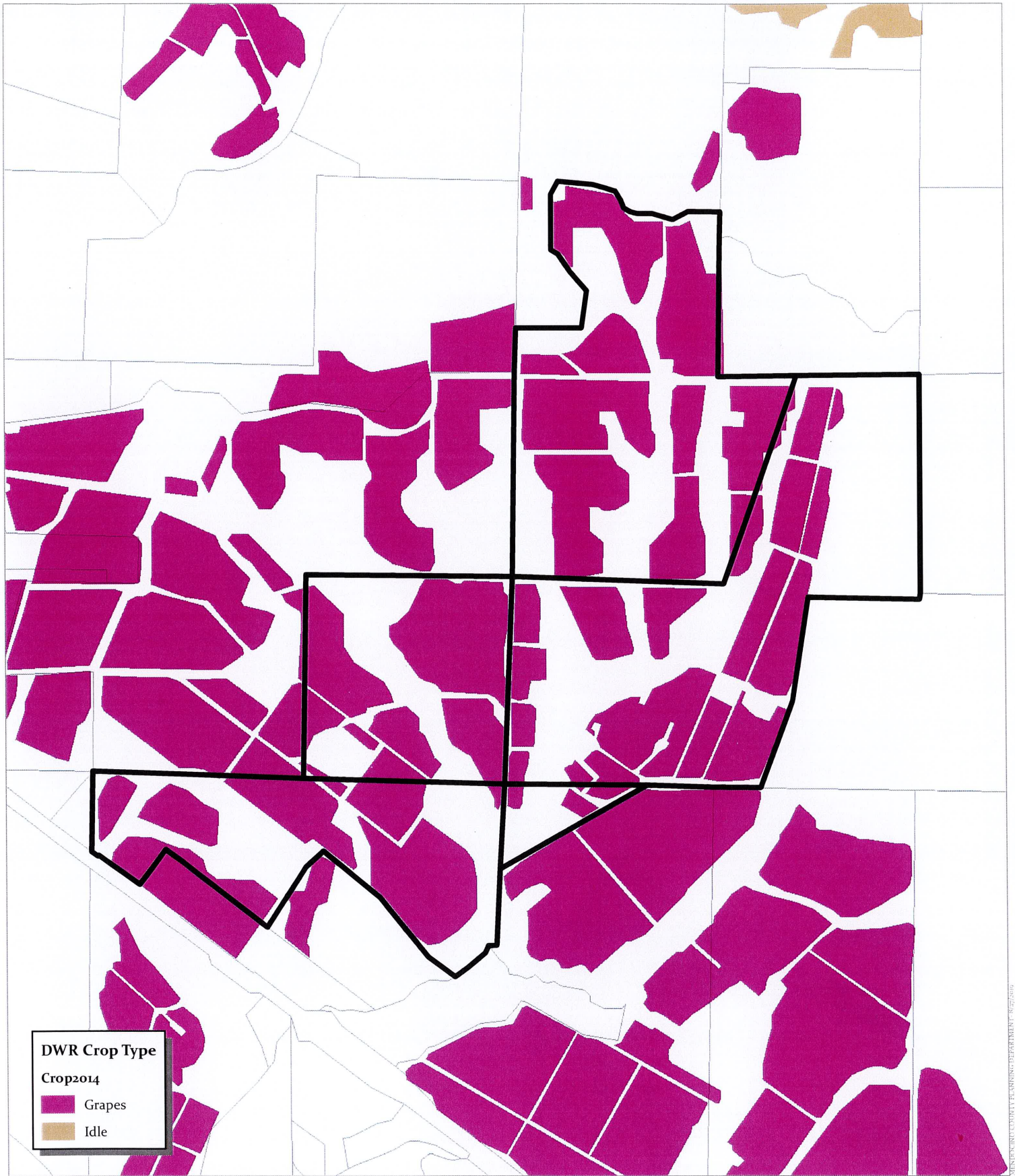


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-  Williamson Act 2018
-  Prime Ag 2018
-  Non-Prime Ag 2018

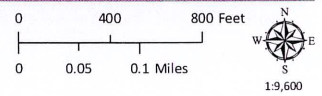






**DWR Crop Type**  
**Crop2014**  
 Grapes  
 Idle

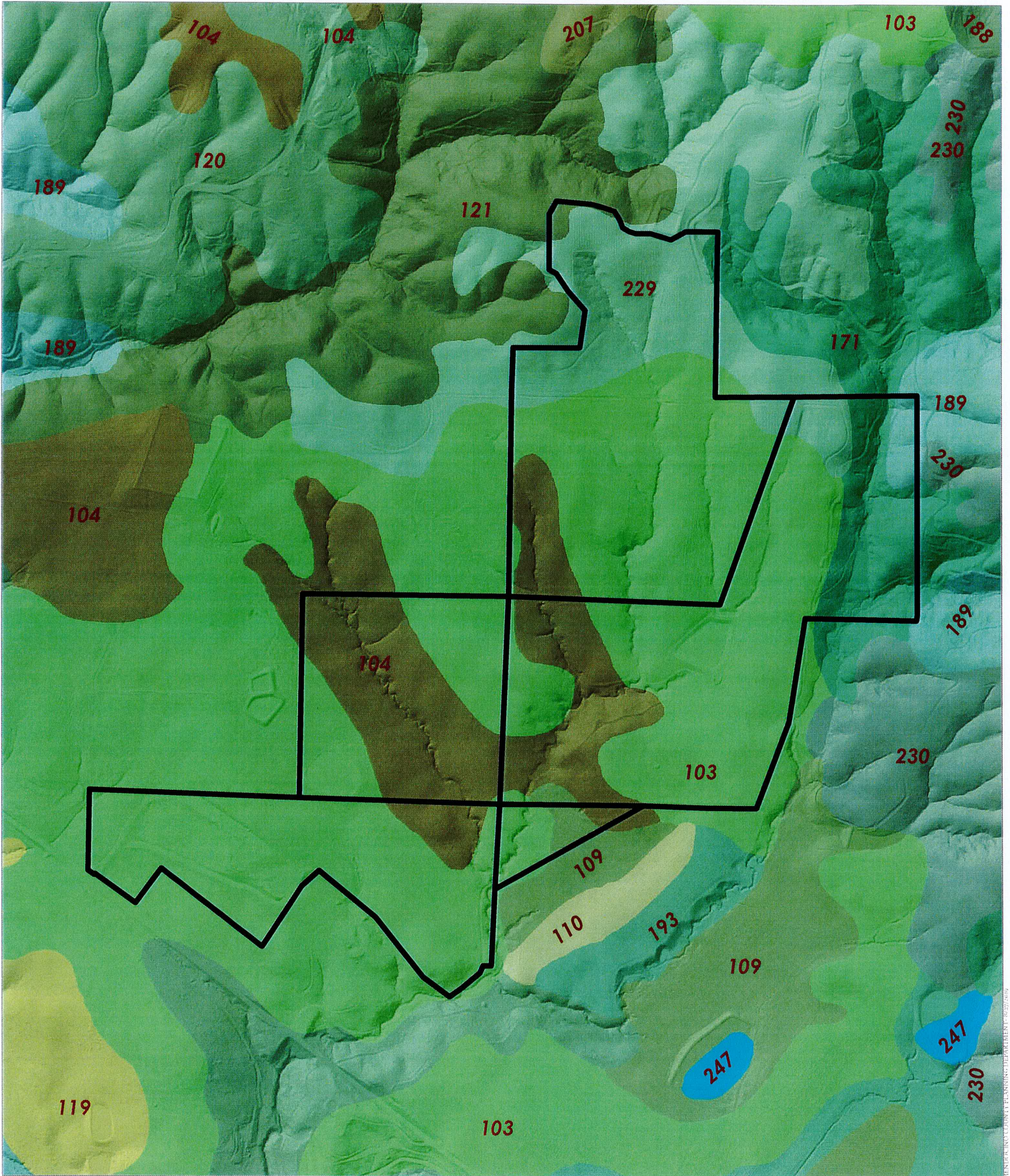
CASE: RE 2019-0002  
 OWNER: Ferrari-Carano/Anderson Vineyards  
 APN: 026-295-10, ET AL  
 APLCT: Rawah Vineyards, LLC  
 AGENT: J.R. Barrett  
 ADDRESS: 4741 Hwy. 128, Philo



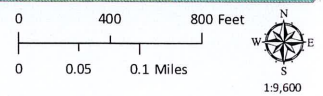
DWR CROP TYPES  
 ATTACHMENT K

MERCANTILE COUNTY PLANNING DEPARTMENT 06/27/2019





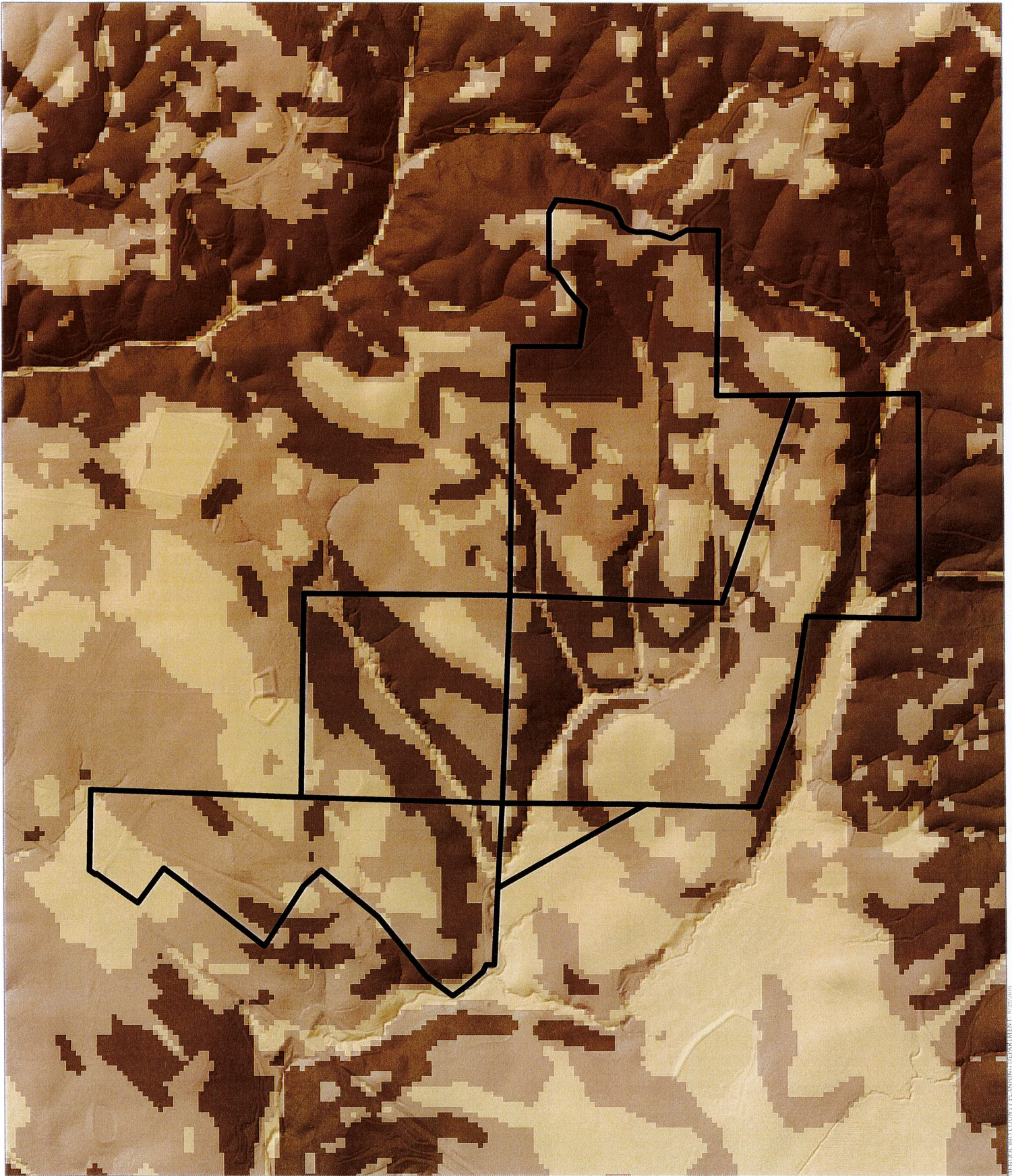
CASE: RE 2019-0002  
 OWNER: Ferrari-Carano/Anderson Vineyards  
 APN: 026-295-10, ET AL  
 APLCT: Rawah Vineyards, LLC  
 AGENT: J.R. Barrett  
 ADDRESS: 4741 Hwy. 128, Philo



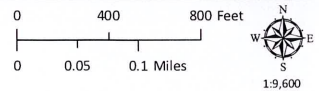
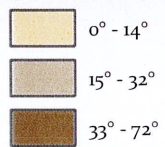
WESTERN SOIL CLASSIFICATIONS  
 USDA/NRCS SOIL SURVEY OF MENDOCINO COUNTY, WESTERN PART (2002)

ATTACHMENT L



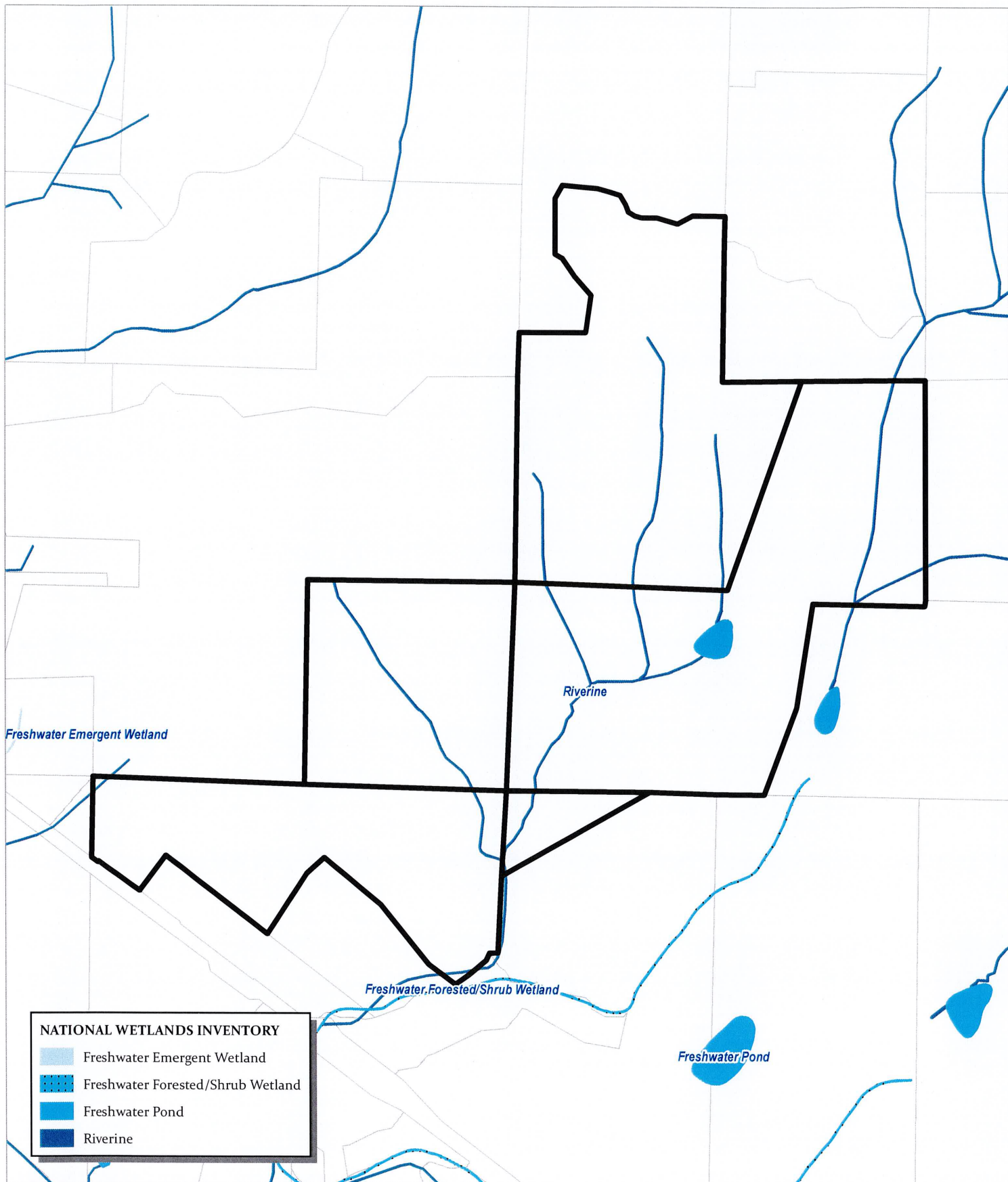


CASE: RE 2019-0002  
 OWNER: Ferrari-Carano/Anderson Vineyards  
 APN: 026-295-10, ET AL  
 APLCT: Rawah Vineyards, LLC  
 AGENT: J.R. Barrett  
 ADDRESS: 4741 Hwy. 128, Philo



ESTIMATED SLOPE  
 ATTACHMENT M





CASE: RE 2019-0002  
 OWNER: Ferrari-Carano/Anderson Vineyards  
 APN: 026-295-10, ET AL  
 APLCT: Rawah Vineyards, LLC  
 AGENT: J.R. Barrett  
 ADDRESS: 4741 Hwy. 128, Philo



Resolution Number \_\_\_\_\_

County of Mendocino  
Ukiah, California

July 16, 2020

RE\_2019-0002 COUNTY OF MENDOCINO

RESOLUTION OF THE PLANNING COMMISSION, COUNTY OF MENDOCINO, STATE OF CALIFORNIA, MAKING ITS REPORT AND RECOMMENDATION TO THE MENDOCINO COUNTY BOARD OF SUPERVISORS REGARDING THE RECISSION OF THE EXISTING WILLIAMSON ACT CONTRACTS AND SIMULTANEOUS REPLACEMENT OF TWO NEW CONTRACTS FOR THE LANDS OF RAWAH VINEYARDS, LLC AND ANDERSON VINEYARDS, INC. (RE\_2019-0002)

WHEREAS, the applicant, Rawah Vineyards, LLC and Anderson Vineyards, Inc filed an application with the Mendocino County Department of Planning and Building Services to rescind and re-enter the existing Williamson Act contract numbers 152 and 487 in the community of Philo on the north side of State Route 128, 0.35± miles east of its intersection with Nash Mill Road (private) at 4741 Highway 128, Philo and which areas are described in Exhibits "A" and "B"; APNs 026-295-10, 026-295-37, 026-330-06, 026-330-44, 026-294-14, and;

WHEREAS, Mendocino County has adopted Policies and Procedures for Agricultural Preserves and Williamson Act Contracts (Amended March 17, 2018; Board of Supervisors Resolution No. 18-050) pursuant to Mendocino County Code section 22.08.010, which provide that that no property shall be incorporated into an agricultural preserve unless the Board of Supervisors finds that the property meets the eligibility qualifications established by the such Policies and Procedures; and

WHEREAS, the Project has been determined to be Categorical Exempt from the California Environmental Quality Act (CEQA) and the State and County CEQA Guidelines; and

WHEREAS, in accordance with applicable provisions of law, the Planning Commission held a public hearing on, July 16, 2020 at which time the Planning Commission heard and received all relevant testimony and evidence presented orally or in writing regarding the Project and all interested persons were given an opportunity to hear and be heard regarding the project; and

WHEREAS, at the Planning Commission hearing on July 16, 2020, all interested persons were given an opportunity to be heard regarding the Project, and the Planning Commission did hear and make its recommendation to the Board of Supervisors on the Project; and

WHEREAS, the Planning Commission has had an opportunity to review this Resolution and finds that it accurately sets for the intentions of the Planning Commission regarding the Project.

NOW, THEREFORE, BE IT RESOLVED that the Mendocino County Planning Commission, based on the evidence in the record before it makes the following report and recommendation to the Mendocino County Board of Supervisors regarding project RE\_2019-0002:

1. The Planning Commission recommends that the project is consistent with the property's General Plan land use designation of RL (Rangeland) and with applicable goals and policies of the General Plan.
2. The Planning Commission recommends that The Project is consistent with the property's zoning district of RL (Rangeland) and is in conformance with Mendocino County Code Chapter 20.052.
3. The Planning Commission recommends that the Project satisfies the eligibility requirement criteria set forth in Section 5.2 of the Policies and Procedures for Agricultural Preserves and Williamson Act Contracts; and

4. The Planning Commission recommends that the proposed project is consistent with Section 10.5(C) of the Mendocino County Policies and Procedures for Agricultural Preserves and Williamson Act Contracts (Amended March 17, 2018; Board of Supervisors Resolution No. 18-050) regarding consistency with Government Code Section 51257; and
5. This project is categorically exempt from CEQA review per Section 15317 of the CEQA Guidelines (Class 17); and
6. The Planning Commission recommends to the Board of Supervisors that the lands described in Exhibits "A" and "B", attached hereto and incorporated herein by this reference, be removed from and simultaneously re-entered into new contracts in a form approved by the Mendocino County Counsel, and that the owners shall cause to be recorded with the County Recorder's Office one (1) map per contract, written legal descriptions for each and contracts for the preserve in accordance with the established procedures of the County Recorder's Office.

BE IT FURTHER RESOLVED that the Planning Commission designates the Secretary as the custodian of the document and other material which constitutes the record of proceedings upon which the Planning Commission decision herein is based. These documents may be found at the office of the County of Mendocino Planning and Building Services, 860 North Bush Street, Ukiah CA 95482.

*I hereby certify that according to the Provision of Government Code Section 25103 delivery of this document has been made.*

ATTEST:                    JAMES FEENAN  
   Commission Services Supervisor

By: \_\_\_\_\_

BY:     BRENT SCHULTZ  
                 Planning Director

MARILYN OGLE, Chair  
Mendocino County Planning Commission

\_\_\_\_\_

\_\_\_\_\_



**EXHIBIT A**

**LANDS OF RAWAH VINEYARDS, LLC**

All that real property situated in the County of Mendocino, State of California, more particularly described follows:

**TRACT ONE:**

The southwest quarter of Section 35, Township 15 North, Range 15 West, Mount Diablo Meridian.

EXCEPTING THEREFROM the following:

1st: All that portion of the southwest quarter of Section 35, Township 15 North, Range 15 West, Mount Diablo Meridian that lies northerly and westerly of the following described line:

COMMENCING at a ½" iron pipe marking the southwest corner of said Section 35, as shown on the Record of Survey map recorded in Map Case 2, Drawer 6, Page 16, Mendocino County Records, from which a ½" iron pipe marking the west quarter corner of said Section 35 bears North 01° 02' 04" East, 2622.93 feet (record = 2623.60 feet); thence along the west line of said Section 35, North 01° 02' 04" East, 1305.81 feet to the POINT OF BEGINNING of this line description; thence leaving said west line, North 90° 00' 00" East, 9.77 feet to a fence corner; thence along an existing wire fence North 88° 58' 10" East, 102.95 feet; thence South 88° 43' 19" East, 412.34 feet; thence North 88° 44' 43" East, 82.29 feet; thence South 88° 53' 57" East, 299.57 feet; thence South 89° 44' 41" East, 542.08 feet; thence North 87° 13' 07" East, 22.44 feet; thence North 46° 51' 45" East, 101.74 feet; thence North 45° 05' 17" East, 66.70 feet; thence North 13° 02' 40" East, 187.22 feet; thence North 14° 51' 15" East, 88.30 feet; thence North 13° 40' 15" East, 473.76 feet; thence North 13° 37' 44" East, 348.53 feet; thence North 13° 01' 03" East, 140 feet, more or less, to a point on the north line of the said southwest quarter of Section 35 and being the end of this line description.

2nd: That portion conveyed to John Gossman by deed dated January 16, 1873, recorded February 27, 1873 in Book 8 of Deeds at Page 125, Mendocino County Records.

3rd: That portion conveyed to Albert Gossman by deed dated January 9, 1902, recorded January 22, 1902, in Book 85 of Deeds at page 223, Mendocino County Records.

Portions of AP 026-295-10 & 37

**TRACT TWO:**

COMMENCING at the northwest corner of Section 2, Township 14 North, Range 15 West, Mount Diablo Base and Meridian, running thence East along the township line to Gossman's fence to a redwood stake marked "X", 56 rods; thence Southwesterly along the northwest side of fence to the section line and to redwood stake marked "X", 63 rods and 4 feet; thence North along the section line 34 rods and 2½ feet to the Place of Beginning.

AP 026-330-06

**EXHIBIT B**

**LANDS OF ANDERSON VINEYARDS, INC.**

All that real property situated in the County of Mendocino, State of California, more particularly described as follows:

**TRACT ONE:**

The southeast quarter of the southeast quarter of Section 34, Township 15 North, Range 15 West, Mount Diablo Meridian.

AP 026-294-14

**TRACT TWO:**

All that portion of the southwest quarter of Section 35, Township 15 North, Range 15 West, Mount Diablo Meridian that lies northerly and westerly of the following described line:

**COMMENCING** at a 1/2" iron pipe marking the southwest corner of said Section 35, as shown on the Record of Survey map recorded in Map Case 2, Drawer 6, Page 16, Mendocino County Records, from which a 1/2" iron pipe marking the west quarter corner of said Section 35 bears North 01°02'04" East, 2622.93 feet (record = 2623.60 feet); thence along the west line of said Section 35, North 01°02'04" East, 1305.81 feet to the **POINT OF BEGINNING** of this line description; thence leaving said west line, North 90°00'00" East, 9.77 feet to a fence corner; thence along an existing wire fence North 88°58'10" East, 102.95 feet; thence South 88°43'19" East, 412.34 feet; thence North 88°44'43" East, 82.29 feet; thence South 88°53'57" East, 299.57 feet; thence South 89°44'41" East, 542.08 feet; thence North 87°13'07" East, 22.44 feet; thence North 46°51'45" East, 101.74 feet; thence North 45°05'17" East, 66.70 feet; thence North 13°02'40" East, 187.22 feet; thence North 14°51'15" East, 88.30 feet; thence North 13°40'15" East, 473.76 feet; thence North 13°37'44" East, 348.53 feet; thence North 13°01'03" East, 140 feet, more or less, to a point on the north line of the said southwest quarter of Section 35 and being the end of this line description.

Portions of AP 026-295-10 & 37

**TRACT THREE:**

That portion of Lots 1 and 2 of Section 3, Township 14 North, Range 15 West, Mount Diablo Meridian lying northerly and easterly of the north line of California State Highway #128, and that portion of the southeast quarter of the northeast quarter of said Section 3 lying northerly and easterly of California State Highway #128 and lying northerly of Philander More or Lazy Creek.

**EXCEPTING** there from the following:

**1st:** That portion conveyed by Margaret Holmest to John Grossman, by deed dated July 21, 1884, recorded July 25, 1884 in Book 33 of Deeds, Page 356, Mendocino County Records.

**2nd:** That portion conveyed in the deed executed by Alma Maddux et al to William K. Maddux et ux, dated September 5, 1967, recorded September 6, 1967 in Volume 747 of Official Records, Page 545, Mendocino County Records.

**3rd:** That portion conveyed in the deed executed by Blyde A. Perkins and Alice R. Perkins to Aldah H. Rooks, dated January 18, 1972, recorded March 24, 1972, in Book 882, Official Records, Page 502, Mendocino County Records.

**4th:** That portion of Lot 2 of said Section 3 described as follows:

**BEGINNING** at a 1/2 inch iron pipe marking the most westerly point of PARCEL ONE as described in the Rooks deed recorded in Book 882, Official Records, Page 502, Mendocino County Records, said point being on the northerly right of way line of State Highway 128; thence along the northwesterly line of said PARCEL ONE, North 48°23'14" East, 300.32 feet to a 1/2 inch iron pipe; thence leaving said northwesterly line, North 53°51'00" West, 433.47 feet; thence South 36°09'00" West, 283.50 feet to a point on the northerly right of way line of State Highway 128; thence along said right of way line South



53°51'00" East, 330.50 feet to a CHC monument; thence South 36°09'00" West, 1000 feet; thence South 53°51'00" East, 39.31 feet to the Point of Beginning.

AP 026-330-44

TRACT FOUR:

A portion of Parcel 3 as shown on the Parcel Map of Minor Subdivision Number 34-77 recorded November 5, 1979 in Map Case 2, Drawer 35, Page 48, Mendocino County Records described as follows:

BEGINNING at the southwest corner of said Parcel 3; thence along the west line of said Parcel 3 North 00°25'07" East, 280.75 feet; thence leaving said west line North 88°40'38" East, 429.56 feet; thence North 09°01'12" East, 245.55 feet; thence North 44°29'31" West, 203.45 feet; thence North 31°25'33" West, 100.76 feet; thence North 63°27'48" West, 52.10 feet; thence North 01°48'54" West, 351.18 feet; thence North 25°58'49" East, 118.80 feet; thence South 81°55'06" East, 132.09 feet; thence South 83°52'22" East, 79.29 feet; thence South 77°42'05" East, 68.91 feet; thence South 74°59'19" East, 77.74 feet; thence South 50°12'19" East, 52.60 feet; thence South 20°59'14" East, 79.22 feet; thence South 48°51'08" East, 43.65 feet; thence South 72°20'50" East, 52.91 feet; thence North 69°29'21" East, 106.62 feet; thence South 74°32'50" East, 137.46 feet; thence North 57°22'39" East, 114.79 feet; thence North 90°00'00" East, 211.26 feet to the east line of said Parcel 3; thence along said east line South 00°15'48" West, 1064.46 feet to the southeast corner of said Parcel 3; thence along the south line of said Parcel 3 North 89°41'23" West, 1315.48 feet to the Point of Beginning.

Portion of AP 026-295-37