

7

4220 PINE FLAT RD
ZPE01-0149

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 565-1900 FAX (707) 565-1103

ZONING PERMIT APPLICATION RECEIPT

Date: Jun 28, 2001
Time: 10:39
File #: ZPE01-0149

Site Address

4220 PINE FLAT RD GEY

Owner

KLEIN FOODS INC
PO BOX 6010
HEALDSBURG CA

954486010

Applicant

HEALDSBURG CA

Description

SIGN IDENTIFYING WINERIES

Parcel No: 131-200-018
Zoning: LIA 20

RZ

Total Acres:
Gen Plan Land Use:

APPLICATION FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
0224	025015-1600	VIO. PENALTY FEE (ZONE)	\$.00	\$.00
0334	025015-3355	EH REVIEW PUB SEW & WAT	\$.00	\$.00
0336	025015-3355	EH REV LLA/ZPE-ALL OTHER	\$.00	\$.00
1011	025015-3803	APPEAL (ALL OTHERS)	\$.00	\$.00
1125	025015-4026	TOPOGRAPHICAL MAPS	\$.00	\$.00
1165	025015-3829 6146	ZONING PERMITS W/O D.R.	\$30.00	\$.00
5334	025015-3355-W	EH REVIEW PUB SEW & WAT	\$.00	\$.00
5336	025015-3355-W	EH REV LLA/ZPE-ALL OTHER	\$.00	\$.00
6011	025015-3803-W	APPEAL (ALL OTHERS)	\$.00	\$.00
6125	025015-4026-W	TOPOGRAPHICAL MAPS	\$.00	\$.00
6165	025015-3829-W 6146	ZONING PERMITS W/O D.R.	\$.00	\$.00
			<hr/>	
			\$30.00	\$.00
Total Calculated Fees			\$30.00	
Previously Paid			\$.00	
Balance Due			<hr/>	
			\$30.00	

CASH REGISTER
VALIDATION
REQUIRED

ZONING PERMIT - APPLICATION

OK
6/28/01
OR
BDD

File #: 2PFD1-0619 Date Filed: 6/28/01
Accepted By: JA

Zoning Permit: Sign
(type of permit)

APPLICANT OR AGENT: Alexander Valley
Name: Winegrowers Association
Mailing Address: P.O. Box 730
City/Town: Geyserville
State/Zip: CA 95441
Signature: Jane R. Murphy
Date: _____
Phone: (707) 433-7740
431 8748

OWNER, IF OTHER THAN APPLICANT
Name: Thomas B. Klein KLEIN FOODS, INC.
Mailing Address: P.O. Box 6010
City/Town: Healdsburg
State/Zip: CA 95448
Signature: THOMAS B. KLEIN KLEIN FOODS, INC.
Date: 5/3/01
Phone: 707 433-0990

PROJECT INFORMATION:

Address: 4220 Pine Flat Road City/Town: _____ Zip: _____
Assessor's Parcel Number (APN): #131-20-18 Total Acreage: _____
Project Description: Directional Sign to Wineries in Alexander Valley
See Attached Drawing

EXISTING SITE CHARACTERISTICS:

Existing use of property: Vineyards Acreage: _____
Proximity to creeks, waterways and impoundment areas: _____
Surrounding uses to North: Vineyards South: Vineyards
East: _____ West: _____
Expected traffic (amount, type): N/A Parking (#cars): _____
Water source: N/A Sewage disposal: _____
Noise generated: None
Roads to be closed: None
Other information: _____

This zoning permit is approved, subject to compliance with the performance standards/conditions attached.

A.V.W.G.
by Jane R. Murphy _____ 7/27/01
Signature of Applicant Date Planning Division Date

DO NOT WRITE BELOW THIS LINE

Staff Planner: _____ Planning Area: 2 Supervisorial District: 471h
Current Zoning: EA-36 (20) 2 SR 2 General Plan Land Use: LTA(40)
Specific Plan Title: _____ S.P. Land Use: _____ Needs CEQA Review: NO
1975 Rolls Checked: _____ Previous Files: ACC 51 669

INDEMNIFICATION AGREEMENT

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

ALEXANDER VALLEY WINEGROWERS ASSOCIATION

by James R. Zohy
Applicant

Wesley D. Bick, CFO, KLEIN FARM, INC.
Property-Owner (if other than applicant)

Date

2PE01-0149

File No.

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

PERMIT & RESOURCE MANAGEMENT DEPARTMENT
2550 Ventura Avenue
Santa Rosa, CA 95403

1/12/74

INDEMNIFICATION AGREEMENT

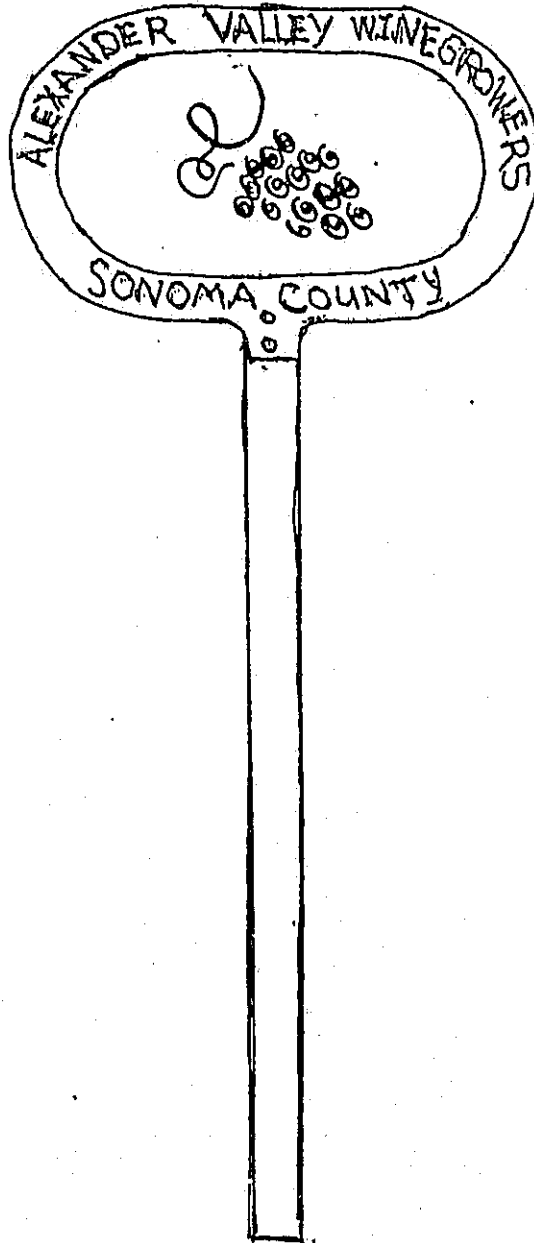
Alexander Valley Winegrowers

Phone: 707-431-2894 Fax: 707-573-9612

SIGN NUMBER 10

LOCATION Pine Flat Road and Highway 128

Sign Faces West,
Both Sides



Pointing WEST
Two Sides

Murphy-Goode
de Lorimier
Clos du Bois
Chateau Souverain
Simi
Seghesio

Pointing SOUTH

Sausal
White Oak
Alexander Valley
Vineyards
Hanna
Fieldstone

SPECIAL INSTRUCTIONS FOR CONSTRUCTION _____

Exact physical location of sign (as marked with redwood stake)

Property Owner Thomas B. Klein
Address P.O. Box 6010
Healdsburg, CA 95448

Contact Person Tom Klein

Phone Number (707) 433-6511

Assessors Parcel Number #131-20-18

In sign to be located on Decded right of way to the county, on a Preemptive easement or, on
totally Private property ?

Decded Right of Way [] Preemptive Easement [] Private Property []

Will sign require Encroachment Permit to be filed with the County Road Department ?

YES [] NO [] TO BE DETERMINED []



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

July 23, 2001

Alexander Valley Winegrowers Association
P.O. Box 730
Geyserville, CA 95441

re: PRMD file # ZPE 01-0149

Dear Mr. Murphy:

This letter is in reference to your request for a Viticultural sign to wineries in Alexander Valley to be located at 4220 Pine Flat Road. The request has been approved, subject to the following conditions:

- 1) The maximum height of the sign is 20 feet above road grade, including the header.
- 2) The signs are to be located on a 6 inch by 6 inch post.
- 3) No more than 15 panels with winery names are to be placed on the post. The panels shall not be more than one inch by 6 inches by 36 inches.
- 4) An oval header panel shall be located on top of the post with the name "Sonoma County," the name of the grape growing area and with a grape logo. It is to be made of similar construction as the winery panel not more than one inch by 30 inches by 15 inches.
- 5) The applicant shall maintain the sign. If it is determined to be a hazard, the county may remove it without notice, hearing or compensation.
- 6) The sign shall not cause a visual obstruction, as defined in the state's Outdoor Advertising Act.

This approval is based on the review of the project as submitted in PRMD file#ZPE 01-0149. Any changes or modifications are subject to review and approval by the Sonoma County Permit and Resource Management Department.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Sigrid Swedenborg
Project Planner

c: Thomas Klein