

20

780 LYTTON SPRINGS RD
ZPE99-0007

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 527-1900 FAX (707) 527-1103

ZONING PERMIT APPLICATION RECEIPT

Date: Jan 25, 1999
Time: 15:52
File #: ZPE99-0007

Site Address

780 LYTTON STATION RD GEY

Owner

JVW CORP
PO BOX 278
HEALDSBURG CA
954480878

Applicant

BAILEY MARK
780 LYTTON SPRINGS ROAD
GEYSERVILLE, CA
707/431-5248 95441

Description

014389 01/25/99001

AG EMPLOYEE MANUFACTURED HOME

0990007

SIERRA \$262.00

Parcel No: 091-020-002
Zoning: LIA 20 2RZ

Total Acres:
Gen Plan Land Use:

***TTL \$262.00

CHECK \$262.00

APPLICATION FEE SUMMARY

CHNG \$0.00

Item #	Item Account Code	Description	Fee	Previously Paid
0018	3141	1004 APPLICATION PROCES'G FEE	\$36.00	\$.00
0224	1600	VIO. PENALTY FEE (ZONE)	\$.00	\$.00
0334	3355	EH REVIEW PUB SEW & WAT	\$.00	\$.00
0336	3355	EH REV LLA/ZPE-ALL OTHER	\$207.00	\$.00
1010	3803	2006 APPEAL (HEARING OFFICER)	\$.00	\$.00
1011	3803	APPEAL (ALL OTHERS)	\$.00	\$.00
1110	3831	RECORDS SEARCH	\$.00	\$.00
1125	4026	TOPOGRAPHICAL MAPS	\$.00	\$.00
1165	3829	6146 ZONING PERMITS W/O D.R.	\$19.00	\$.00
5018	3141-WAIVED	1004 PROCESSING FEE	\$.00	\$.00
5334	3355-WAIVED	EH REVIEW PUB S I & WAT	\$.00	\$.00
5336	3355-WAIVED	EH REV LLA/ZPE-ALL OTHER	\$.00	\$.00
6010	3803-WAIVED	APPEAL (HEARING OFFICER)	\$.00	\$.00
6011	3803-WAIVED	APPEAL (ALL OTHERS)	\$.00	\$.00
6110	3831-WAIVED	RECORDS SEARCH	\$.00	\$.00
6125	4026-WAIVED	TOPOGRAPHICAL MAPS	\$.00	\$.00
6165	3829-WAIVED	6146 ZONING PERMITS W/O D.R.	\$.00	\$.00
			\$262.00	\$.00

Total Calculated Fees \$262.00
Previously Paid \$.00

Balance Due \$262.00

CASH REGISTER
VALIDATION
REQUIRED



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

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

PLANNING APPLICATION

File #: 22PR 0007 Date Filed: 1/25/95
Accepted By: AP

TYPE OF APPLICATION REQUESTED:

- | | | | |
|--|--|--|--------------------------------------|
| <input type="checkbox"/> Appeal of Ord. Interp. | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input checked="" type="checkbox"/> Mobile Home Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> General Plan Appeal | <input type="checkbox"/> Parcel Status Determination | <input type="checkbox"/> Other |
| <input type="checkbox"/> Coastal Permit/Use Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Major Sub. Extension | <input type="checkbox"/> Specific Plan Amendment | |

APPLICANT OR AGENT:

Name: JORDAN VINEYARD + WINERY
Mailing Address: P.O. BOX 878
City/Town: HEADSBURG
State/Zip: CA 95448
Phone: (707) 431-5250
Signature: M. J. Dawley
Date: 01-20-99

OWNER, IF OTHER THAN APPLICANT

Name: _____
Mailing Address: _____
City/Town: _____
State/Zip: 014300 01 CE 9890
Phone: _____
Signature: _____
Date: SIERRA \$262.00
***TTL \$262.00

OTHER PERSONS TO BE NOTIFIED: Include Agents, Lenders, parties to Deed of Trust, etc.

Name: _____	Name: _____	Name: _____
Address: _____	Address: _____	Address: <u>CHICO \$2.00</u>
City: _____ Zip: _____	City: _____ Zip: _____	City: _____ Zip: _____
Title: _____ Phone: _____	Title: _____ Phone: _____	Title: _____ Phone: _____

PROJECT INFORMATION:

Address: 780 LYTIEN STATION R. City/Town: GEYSERVILLE Zip: 95441
Assessor's Parcel Number(s): 91-030-02 Acreage: 137.50
Project Description: ADD ONE MOBILE HOME FOR A FULL TIME AGRICULTURAL EMPLOYEE TO PARCEL
Non-permanent foundation.

Site Served by Public Water? (Y/N) (N) Site Served by Public Sewer? (Y/N) _____
Number of New Lots Proposed: 0

COMMERCIAL/INDUSTRIAL USES: (Enter Numbers where applicable)
Bldg. Sq. Ft. Proposed: _____ Existing Employees: _____ New Employees Proposed: 1

RESIDENTIAL USES: (Enter Numbers where applicable)
New Single Family Homes: _____ New Multi-Family Units: _____ New Second Units: _____
New Mobile Homes: 1 New Units For Sale: _____ For Rent: _____ Density Bonus Units: _____

===== DO NOT WRITE BELOW THIS LINE =====
Staff Planner: BS Planning Area: 2 Supervisorial District: 4
Current Zoning: L 2B 20 Z SR F2 General Plan Land Use: 412R 2D
Specific Plan Title: _____ S.P. Land Use: _____ Needs CEQA Review: 0
1975 Rolls Checked: NONE Previous Files: NONE

Note: Owners have not selected PLANNING APPLICATION a mobile home unit at this time. Wishes to wait for approval from County.

MOBILE HOME - SUPPLEMENTAL APPLICATION

Size of Mobile Home: MINIMUM 12' WIDE

Year/Model: _____

Department of Motor Vehicle Registration No.: _____

Year of Registration: _____

This mobile home will be occupied by: _____
(Name)

If other than owner, state relationship to owner: VINEYARD FOREMAN

I, the undersigned, state that I am the applicant of this application whose name appears on the preceding page, and that the foregoing statements and answers herein made and all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I will circulate the petition in the vicinity, if requested.

Maub A. Bailey
Applicant Signature

01-20-99
Date

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."

JORDAN VINEYARDS + JOINERY
Applicant

Property Owner (if other than applicant)

01-20-99
Date

ZPE99 - 0.007
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.

ZONING PERMIT AFFIDAVIT

CONCERNING ASSESSOR PARCEL NUMBER
091-020-02, CONTAINING 137 ACRES +
ALL BUT 50 ACRES OF THE 137 ARE
A PRODUCING WINE GRAPE VINEYARD.
THE UNPLANTED 50 ACRES IS SLATED
TO BE PLANTED BY THE YEAR 2002.

JORDAN VINEYARD & WINERY
Mark J. Bailey
MARK J. BAILEY
VINEYARD MANAGER

01-25-99

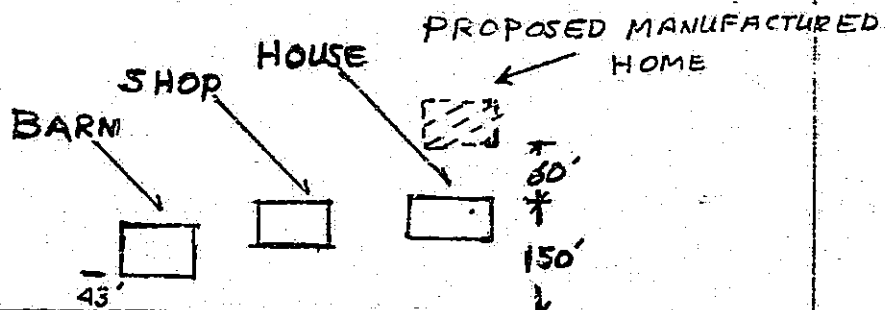
HASSETT LN.

91-020-02

137.50 AC

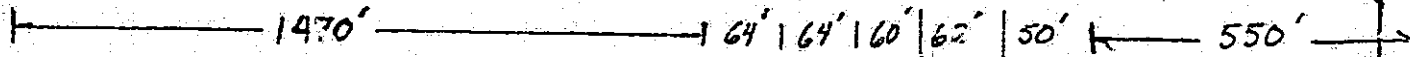
AG PRE. 1-307-80

80-12080



STATION RD

LYTTON

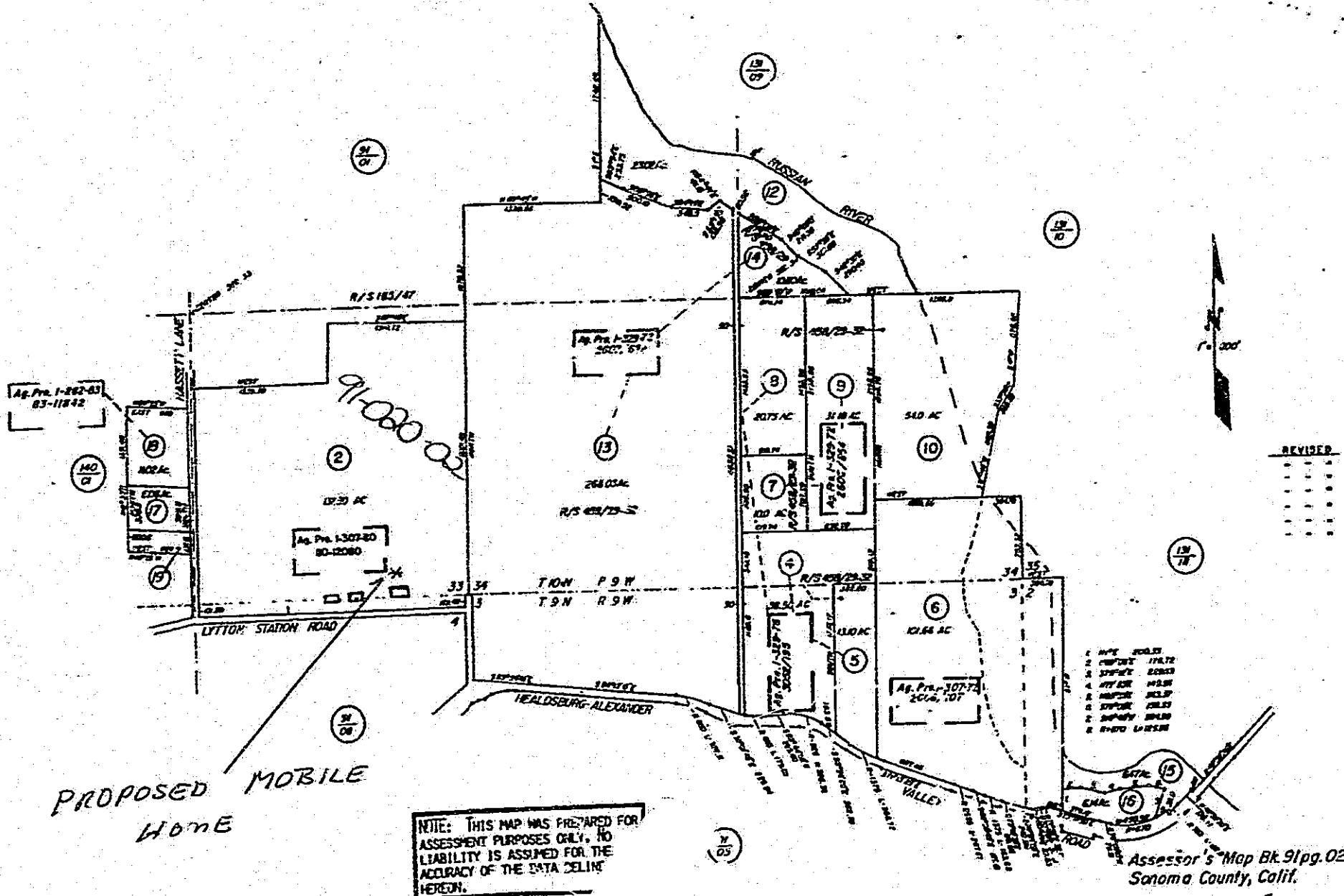


ALEXANDER VALLEY RD.

COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA
97-001

91-02



PROPOSED MOBILE HOME

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINE HEREON.

REVISED

1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
14	1
15	1
16	1

- 1 1/4" = 200.00'
- 2 1/4" = 175.72'
- 3 1/4" = 151.44'
- 4 1/4" = 127.16'
- 5 1/4" = 102.88'
- 6 1/4" = 78.60'
- 7 1/4" = 54.32'
- 8 1/4" = 30.04'
- 9 1/4" = 5.76'

RECORDING REQUESTED BY

JVM Corporation

AND WHEN RECORDED MAIL TO

Name: Thomas N. Jordan, Jr.
President
JVM Corporation
Address: 150 North Street
City & State: Healdsburg, CA 95448

MAIL TAX STATEMENTS TO

Name: Thomas N. Jordan, Jr.
President
JVM Corporation
Address: 150 North Street
City & State: Healdsburg, CA 95448



1994 0071581

OFFICIAL RECORDS OF
SONOMA COUNTY
BERNICE A. PETERSON

AT REQUEST OF:

06/02/1994 16:28:44
FEE: \$ 59.00 PGS: PAID 15
TT: \$ 15154.15

091-010-003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAT. NO. NN00482
YO 1973 CA (2-02)

Individual Grant Deed

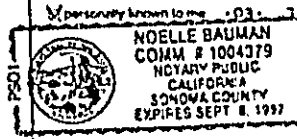
THIS FORM FURNISHED BY TICOR TITLE INSURERS

ALL PTN.	The undersigned grantor(s) declare(s): Documentary transfer tax is \$ <u>5154.15</u> () computed on full value of property conveyed, or (X) computed on full value less value of liens and encumbrances remaining at time of sale. () Unincorporated area: () City of _____, and	EXEMPT FROM DOCUMENTARY TAX PURSUANT TO RS: 5611911, 11921 & 11925
	FOR A <u>NO</u> VALUAE & CONSIDERATION, receipt of which is hereby acknowledged, THOMAS N. JORDAN, JR., hereby GRANT(S) to JVM CORPORATION, a Delaware corporation, the following described real property in the unincorporated area, County of Sonoma, State of California: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.	

Dated: May 31, 1994

[Signature]
THOMAS N. JORDAN, JR.

State of California
County of SONOMA
On 5/31/94 before me, Noelle Bauman Notary Public
personally appeared Thomas N. Jordan, Jr.



I proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Noelle Bauman
(This area for official notarial seal)

Title Order No. _____ Escrow or Loan No. _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

AP 091-020-002

EXHIBIT "A"

PARCEL ONE:

THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 9 WEST, M.D.B. & M., EXCEPT 20.20 ACRES THEREOF CONVEYED BY CLARENCE C. HALL AND WIFE TO J. B. COLLINS, JR., BY DEED DATED JANUARY 25, 1911 AND RECORDED FEBRUARY 6, 1911 IN BOOK 272 OF DEEDS AT PAGE 114, SONOMA COUNTY RECORDS.

ALSO EXCEPTING ABOUT 4 ACRES THEREOF CONVEYED BY C. C. HALL AND WIFE, TO C. L. CONRAN AND A. B. ENGELKE (TOGETHER WITH OTHER LANDS) BY DEED DATED FEBRUARY 3, 1917 AND RECORDED ON FEBRUARY 13, 1917 IN BOOK 350 OF DEEDS AT PAGE 14, SONOMA COUNTY RECORDS.

PARCEL TWO.

BEGINNING AT THE CORNER OF SECTIONS 3 AND 4, TOWNSHIP 9 NORTH, RANGE 9 WEST, M.D.B. & M., AND SECTIONS 33 AND 34 IN TOWNSHIP 10 NORTH, RANGE 9 WEST, M.D.B. & M.; RUNNING THENCE WEST ALONG THE SECTION LINE, 40.42 CHAINS TO THE QUARTER SECTION CORNER OF SECTION 4; THENCE SOUTH 2.30 CHAINS TO A STATION IN THE ROAD LEADING FROM LITTONS TO THE C. C. HALL PLACE; THENCE ALONG SAID ROAD, NORTH 89° 30' EAST 9.70 CHAINS TO AN IRON PIN; THENCE SOUTH 1° 45' EAST 11.50 CHAINS TO A STATION; THENCE SOUTH 50° 45' WEST 13.34 CHAINS TO A POST; THENCE SOUTH 20.51 CHAINS TO A STATION IN THE CENTER OF THE COUNTY HIGHWAY LEADING TO ALEXANDER VALLEY; THENCE ALONG SAID CENTER, NORTH 9° 45' EAST 5.50 CHAINS; THENCE NORTH 49° EAST 22.69 CHAINS; THENCE NORTH 65° 45' EAST 16.50 CHAINS; THENCE NORTH 65° EAST 2.72 CHAINS; THENCE NORTH 49° EAST 1.15 CHAINS TO A STATION IN THE CENTER OF THE ROAD LEADING TO THE C. C. HALL PLACE; THENCE ALONG SAID CENTER NORTH 3° 30' WEST 15.25 CHAINS TO THE POINT OF BEGINNING, BEING A PORTION OF THE SOTOYONE RANCHO.

EXCEPTING FROM PARCEL TWO THE LAND DESCRIBED IN THE FOLLOWING DEEDS:

(A) THE LAND DESCRIBED IN THE DEED FROM PHILLIP PONZO AND WIFE, TO ROY M. ELLIOTT AND WIFE, DATED OCTOBER 25, 1944 AND RECORDED NOVEMBER 1, 1944 IN BOOK 622 OF OFFICIAL RECORDS AT PAGE 151, RECORDER'S SERIAL NO. B-84423, SONOMA COUNTY RECORDS.

(B) THE LAND DESCRIBED IN THE DEED FROM PHIL PONZO AND WIFE, TO GEORGE BRACK, DATED AUGUST 24, 1955 AND RECORDED SEPTEMBER 28, 1955 IN BOOK 1379 OF OFFICIAL RECORDS AT PAGE 565, RECORDER'S SERIAL NO. E-61749, SONOMA COUNTY RECORDS.

(C) THE LAND DESCRIBED IN THE DEED FROM PHIL PONZO AND OTHERS, TO THE COUNTY OF SONOMA, DATED NOVEMBER 9, 1955 AND RECORDED DECEMBER 7, 1955 IN BOOK 1398 OF OFFICIAL RECORDS AT PAGE 444, RECORDER'S SERIAL NO. F-67985, SONOMA COUNTY RECORDS.

(D) THE LAND DESCRIBED IN THE DEED FROM RIVER J. RANCH CO., A PARTNERSHIP, TO GRAPESTAKE RANCH, A LIMITED PARTNERSHIP, DATED SEPTEMBER 17, 1971 AND RECORDED SEPTEMBER 17, 1971 IN BOOK 2560 OF OFFICIAL RECORDS AT PAGE 289, RECORDER'S SERIAL NO. M-32850, SONOMA COUNTY RECORDS.

(E) THE LAND DESCRIBED IN THE DEED FROM RIVER J. RANCH CO., A PARTNERSHIP, TO WAYNE E. HOWARD AND WIFE, DATED NOVEMBER 19, 1971 AND RECORDED DECEMBER 6, 1971 IN BOOK 2586 OF OFFICIAL RECORDS AT PAGE 139, RECORDER'S SERIAL NO. M-44296, SONOMA COUNTY RECORDS.

PARCEL THREE:

AN EASEMENT FOR PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING AND INSPECTING ONE (1) UNDERGROUND PIPELINE FOR TRANSPORTING WATER AT A RATE NOT EXCEEDING 500 GALLONS PER MINUTE AT ANY TIME, WITH A WIDTH OF 10.0 FEET, MEASURING 5.0 FEET ON EACH SIDE OF THE CENTERLINE OF THE EASEMENT AS FOLLOWS:

COMMENCING AT A 3/4-INCH IRON PIPE MARKING THE COMMON CORNER OF SECTIONS 33 AND 34, TOWNSHIP 10 NORTH, RANGE 9 WEST, AND SECTIONS 3 AND 4, TOWNSHIP 9 NORTH, RANGE 9 WEST, SOTOYONE RANCHO, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 165 OF MAPS AT PAGE 47, SONOMA COUNTY RECORDS; THENCE FROM SAID POINT OF COMMENCEMENT AND ALONG THE EASTERLY BOUNDARY OF THE LANDS OF THOMAS N. JORDAN, JR. (FORMERLY RIVER J. RANCH CO.) AS SHOWN ON SAID RECORD OF SURVEY NORTH 0° 13' 01" WEST 913.49 FEET, MORE OR LESS, TO THE PHYSICAL CENTER OF AN 8-INCH WATERLINE AND THE TRUE POINT OF BEGINNING OF THE HEREBY DESCRIBED CENTERLINE; THENCE LEAVING SAID EASTERLY BOUNDARY AND THROUGH THE LANDS OF RIVER OAKS VINEYARD CORPORATION AS DESCRIBED IN THE DEED RECORDED IN BOOK 2610 OF OFFICIAL RECORDS AT PAGE 540, SONOMA COUNTY RECORDS, AND ALONG THE CENTERLINE OF SAID WATERLINE THE FOLLOWING COURSE: NORTH 80° 19' 34" EAST 32.87 FEET; THENCE

SOUTH 86° 48' 47" EAST 46.42 FEET; THENCE SOUTH 67° 34' 16" EAST 70.95 FEET; THENCE SOUTH 58° 58' 00" EAST 71.50 FEET; THENCE SOUTH 62° 27' 29" EAST 155.40 FEET; THENCE SOUTH 55° 77' 39" EAST 102.67 FEET; THENCE SOUTH 3° 50' 39" EAST 73.70 FEET; THENCE SOUTH 9° 06' 59" WEST 112.69 FEET; THENCE SOUTH 34° 31' 58" EAST 75.79 FEET; THENCE SOUTH 50° 02' 50" EAST 89.80 FEET; THENCE SOUTH 46° 37' 24" EAST 168.09 FEET; THENCE SOUTH 37° 48' 58" EAST 111.40 FEET; THENCE SOUTH 45° 27' 01" EAST 104.78 FEET; THENCE SOUTH 37° 23' 17" EAST 191.05 FEET; THENCE SOUTH 30° 51' 38" EAST 77.00 FEET; THENCE SOUTH 22° 15' 49" EAST 94.30 FEET; THENCE SOUTH 17° 24' 17" EAST 227.40 FEET; THENCE SOUTH 24° 03' 18" EAST 79.42 FEET; THENCE SOUTH 50° 07' 29" EAST 160.00 FEET; THENCE SOUTH 59° 52' 31" EAST 106.02 FEET; THENCE SOUTH 20° 19' 52" WEST 8.30 FEET; THENCE SOUTH 3° 41' 52" WEST 190.70 FEET; THENCE NORTH 84° 27' 48" WEST 165.18 FEET; THENCE SOUTH 8° 10' 42" WEST 34.10 FEET, MORE OR LESS, TO THE CENTERLINE OF ALEXANDER VALLEY ROAD AT ENGINEER'S STATION 75+10, MORE OR LESS, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 100 OF MAPS AT PAGE 97, SONOMA COUNTY RECORD, AND BEING THE POINT OF TERMINATION OF THE HEREIN DESCRIBED CENTERLINE OF WATERLINE, FROM WHICH A 1/2-INCH IRON PIPE AS SHOWN ON SAID RECORD OF SURVEY BEARS SOUTH 89° 10' 45" WEST 245.32 FEET.

FILE ZPE 99-0007
Mark Bailey
Applicant
780 Lytton Station Rd (GEY)
Address

AFFIDAVIT OF NOTICING

I, SIGRID SWERENBOERS posted three copies of the attached poster at the following
(Name of responsible planner)

locations on or near the subject property: (description of location)

Telephone poles + recast sign on property and w/in 50' of property
on 2/23/99
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

2/23/99
(Date)

[Signature]
(Signature)

.....

I, _____, mailed the attached notice to:
(Name of responsible Secretary)

_____ the County Clerk's Office on _____

_____ the newspaper on _____

_____ to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on _____

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date)

(Signature)

NOTICE OF ZONING PERMIT

REQUEST FOR AN AGRICULTURAL EMPLOYEE MOBILE HOME

NOTICE IS HEREBY GIVEN THAT A ZONING PERMIT APPLICATION HAS BEEN FILED WITH THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT FOR AN AGRICULTURAL EMPLOYEE MOBILE HOME

FILE NO.:	ZPE 99-0007
LOCATION:	780 Lytton Station Road, Geyserville CA
ZONING:	LIA (Land Intensive Agriculture) B6 20 acre density, Z (Second Dwelling Unit Exclusion), SR (Scenic Resource); F2 (Secondary Flood Plain)
ASSESSOR PARCEL #:	091-020-002
APPLICANT/OWNER:	Mark Bailey/JVW Corporation

NOTICE IS FURTHER GIVEN THAT THE COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT WILL ISSUE A ZONING PERMIT FOR AN AGRICULTURAL EMPLOYEE MOBILE HOME AT THIS PROPERTY IF A WRITTEN APPEAL AND THE APPROPRIATE FILING FEE IS NOT RECEIVED WITHIN 10 DAYS FROM THE DATE OF THIS NOTICE. YOU MUST SPECIFY THE REASONS FOR YOUR APPEAL. (SEE CURRENT SCHEDULE FOR APPEAL FEE.)

PERSONS WISHING TO OBTAIN MORE INFORMATION ABOUT THIS APPLICATION, OR TO APPEAL IN WRITING, MUST CONTACT THE SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT, 2550 VENTURA AVENUE SANTA ROSA, CA 95403 (707) 527-527-1914.

SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

DATED: _____

STAFF: Sigrid Swedenborg



file

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

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

March 8, 1999

Mark Bailey
Jordan Vineyards and Winery
780 Lytton Springs Road
Geyserville CA 95441

Re: Agricultural Employee Mobile Home Permit Application - ZPE 99-0007
780 Lytton Station Road, Geyserville CA

Dear Mr. Bailey:

No appeal has been received by this office within 10 days of our posted notices of your application for a Mobile Home Zoning Permit.

Therefore, zoning approval for the Mobile Home Permit will be effective March 8, 1999. You must comply with all other pertinent requirements of the County Building Department, County Public (Environmental Health) Department, and Fire Services Department.

Your permit must be obtained and substantial completion achieved within one (1) year of the effective date of zoning approval shown above in order to keep the zoning permit for your Mobile Home active.

The Agricultural Agreement and Covenant has been signed and notarized by the Department Head and is enclosed (See Atch 1). You must submit a copy of the recorded document in order to obtain the Mobile Home Permit.

In order to make our file complete, we need a signed copy of the Indemnification Agreement, also enclosed (See Atch 2). If you, Mr. Bailey, are to sign these documents, we must have some verification authorizing you to sign for the property owner, Thomas N. Jordan. Please submit this document or the permit cannot be issued.

If you have any questions, please do not hesitate to contact me at (707) 527-1914.

Sincerely,

Sigrid Swedenborg
Project Planner

SS:at

Attachments (2)

c: ZPE 99-0007
JWW Corporation

RECORDING REQUESTED BY AND
RETURN TO:

AGRICULTURAL AGREEMENT AND COVENANT

This Agricultural Agreement and Covenant (herein "Covenant") is made by and between JORDAN VINEYARDS (herein "Owner") and the County of Sonoma (herein "County").

RECITALS

A. Owner is the owner of and conducts agricultural operations on property located at 780 LYTON STATION RD GEYSERVILLE Assessor's Parcel No. 91-020-02 (herein "the Property"). A legal description of the Property is attached hereto and incorporated herein by reference as Exhibit "A."

B. The Property is designated with an agricultural or resources and rural development land use category by the 1989 Sonoma County General Plan and is zoned to permit certain agricultural uses.

C. The following provisions of the Sonoma County Zoning Ordinance allow the construction or placement of housing to accommodate full-time agricultural employees:

<u>ZONING DISTRICT</u>	<u>ORDINANCE SECTION</u>
Agricultural Exclusive (AE)	Section 26-11(b)
Second Agriculture (A2)	Section 26-18(a)
Primary Agriculture (A1)	Section 26-27(g)
Land Intensive Agriculture (LIA)	Section 26-235(h)(3)
Land Extensive Agriculture (LEA)	Section 26-239(h)(3)

Diverse Agriculture	Section 26-243(h)(3)
Resources and Rural Development	Section 26-255(m)(2)
Resources and Rural Development (Williamson Act) (RRDWA)	Section 26-258(m)(2)

D. Owner would like to construct or locate full-time agricultural employee housing on the Property in accordance with one of the zoning ordinance sections set forth above. Owner also desires, in connection with the location or construction of such housing, to request a waiver of park and traffic mitigation fees from the County.

E. County has, as part of its 1989 General Plan, an Agricultural Resources Element the purpose of which is to establish policies to ensure the stability and productivity of the County's agricultural lands and industries. In connection with this broad policy goal, there are additional policies in the agricultural resources element which encourage the formation of programs to offer financial incentives to farm owners to reduce reliance on subdivision and the sale of land to raise operating capital.

F. Housing costs in the County have soared in recent years. Housing for full-time agricultural employees is in limited supply and is necessary to further the goals of the agricultural resources element and the housing element of the general plan. In balancing the need for full-time agricultural housing against the need to raise money for traffic and park purposes, the County finds that these competing public policy interests should be resolved in favor of a waiver of park and traffic mitigation fees for the location or construction of housing for full-time agricultural employees.

G. Owner and County desire to enter into this Covenant to provide for a waiver of park and traffic mitigation fees. Additionally, Owner and County wish to reach an understanding on what will occur in the event that the full-time agricultural employee housing constructed or located pursuant to this agreement is converted to some other use.

NOW, THEREFORE, based on the foregoing recitals and on the covenants, conditions and promises contained herein, Owner and County agree as follows:

OPERATIVE PROVISIONS

1. Waiver of Mitigation Fees.

1.1. Owner acknowledges that traffic mitigation fees in the amount of \$ 4,212 and park mitigation fees in the amount of \$ 1,189 are due and payable to the County as of the effective date of this Covenant.

1.2. County agrees to waive the payment of the park and traffic mitigation fees set forth in section 1.1 in connection with the construction of 1 residential housing units for full-time agricultural employees. Such waiver shall continue in full force unless and until the full-time agricultural employee housing units, or any one of them, are converted to some other use.

1.3. In the event that the housing units set forth in section 1.1 are converted to some other use, the traffic and park mitigation fees existent at the time of the conversion shall be immediately due and payable. In the event that multiple units are constructed pursuant to this Covenant and less than the total number of units are converted from agricultural employee housing to some other use, the amount of the traffic and park mitigation fees to be paid pursuant to this section shall be prorated by dividing the number of units converted into the total number of units constructed or located on the Property.

2. Conversion of Full-Time Agricultural Employee Housing.

2.1. In the event that the full-time agricultural employee housing is constructed or located in the RRD, RRDWA, AE, A2 or A1 zoning districts, then, within sixty (60) days after such housing is no longer used for full-time agricultural employees, the housing will be removed from the Property. Failure to remove the housing from the Property shall be deemed to be a violation of the zoning ordinance and subject to abatement.

2.2. In the event that the full-time agricultural employee housing is located in the DA, LIA or LEA zoning districts, then the rules set forth in sections 2.2.1 to 2.2.3 shall apply.

2.2.1. If the conversion of the full-time agricultural employee housing is due to the fact that the Property is no longer used for agricultural purposes, then such

housing shall be deemed to be a nonconforming use under the County zoning ordinance subject to all of the policies and provisions relating to nonconforming uses.

2.2.2. In the event that the conversion of the full-time agricultural employee housing is due to a reason other than the termination of the agricultural use of the Property, then such housing shall be deemed to be a violation of the zoning ordinance and may, at the County's discretion, be subject to abatement. In any event, such housing shall be removed from the Property no later than five (5) years from the date of the conversion. In the event that the Owner fails to remove the housing within sixty (60) days after the County demands its removal or the expiration of the five (5) year period, whichever is earlier, such housing shall be subject to abatement.

2.2.3. In the event that the County changes the land use designation of the Property to a nonagricultural zoning district, then the housing constructed pursuant to this Covenant shall, unless authorized by the new zoning district, become nonconforming and subject to the nonconforming use provisions of the Sonoma County Code.

3. Restrictions on Employee Housing.

3.1. Full-time agricultural employee housing, as set forth in this agreement, shall mean housing that is inhabited by full-time agricultural employees who work on the Property.

3.2. Owner warrants that it is his or her intent to utilize the housing constructed pursuant to this Covenant for full-time agricultural employee housing so long as an agricultural use is being made of the Property.

4. Sunset Clause.

This covenant shall be of no further force or effect after twenty (20) years after the date of its execution. Any housing remaining on the Property after this covenant expires shall be deemed to be a nonconforming use, unless such housing complies with the regulations of the underlying zoning district.

5. Miscellaneous Provisions.

5.1. This Covenant shall constitute a servitude upon the Property which results from the restrictions imposed by this instrument upon the use of the Property by the Owner. This Covenant touches and concerns the Property and will run

with the Property and bind the successors and assigns of the Owner. The Covenant is for the benefit of the Property and for the benefit of the public generally, as represented by the Sonoma County Board of Supervisors.

5.2. Owner will pay for the cost of recordation of this Covenant.

OWNERS:

Mat J. Bailey AGENT FOR
JORDAN VINEYARD & WINERY

Dated: 01/25/99

COUNTY OF SONOMA

Dated: 2/5/99

BY: *Chris Arnold*

Director, Permit and Resource Management Department

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

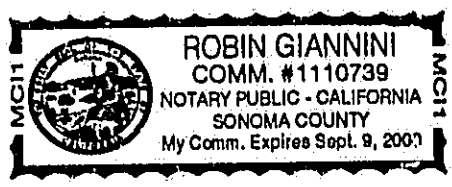
State of California

County of Sonoma

On January 25, 1999 before me, Robin Giannini, Notary Public

personally appeared Mark J. Bailey

personally known to me ~~OR~~ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity (ies), and that by his her their signature (s) on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Robin Giannini
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Agricultural Employee Covenant

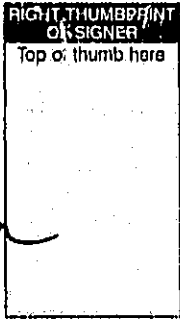
Document Date: 1/25/99 Number of Pages: 3

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mark J. Bailey

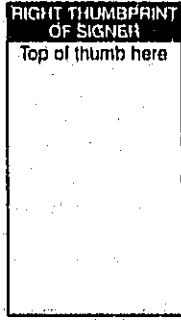
- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: Law Corporation

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

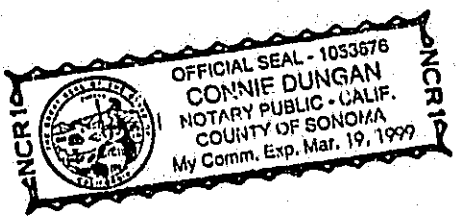
State of California

County of Sonoma

On 2/5/99 before me, Connie Dungan Notary Public

personally appeared Chris Arnold

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Connie Dungan
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

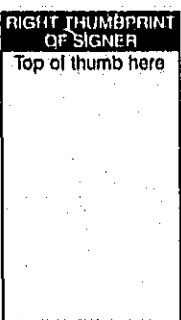
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

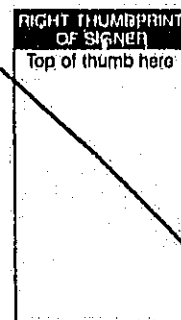
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____