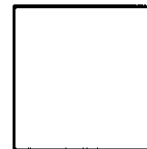


P

Type



Plans

2PE11-0588

Permit Number

695

Street Number

DUFRANC AVE

Street Name

Community Code

060-281-040

APN

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**  
2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

**Application Fees / Invoice for: ZPE11-0588**

**Project Address:** 695 DUFRANC AVE GRA

**Cross Street:**

**APN:** 060-281-040

**Description:** ZONING PERMIT FOR VACATION RENTAL

**Printed:** Monday, October 03, 2011  
**Initialized by:** SHUNSPER  
**Activity Type:** AB-ZPE 1101  
**PCAS #:**

**Owner:** WILLIAMS DOUG  
695 DUFRANC AVE  
SEBASTOPOL CA  
95472  
707 829 1831

**Applicant:** WILLIAMS DOUG  
695 DUFRANC AVE  
SEBASTOPOL CA  
95472  
707 829 1831

**Fees:**

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
1052	ENV REV CEQA EXEMPT DET	025015-3811	33.00	.00	.00
1165	ZONING PERMITS W/O D.R.	025015-3829	139.00	.00	.00
			<b>\$172.00</b>	<b>\$0.00</b>	

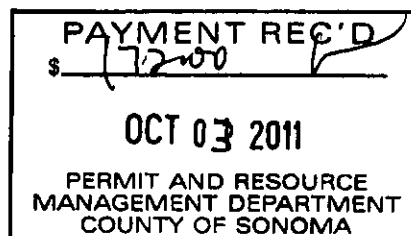
**Total Fees:** \$172.00

**Total Paid:** \$0.00

**Balance Due:** \$172.00

Refunds will not be authorized unless circumstances  
comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



# Zoning Permit Application

PJR-004

- ☐ Ag. Employee Dwelling Unit  
☐ Biotic Resource  
☐ Confined Livestock  
☐ Daycare-Large Family  
☐ Home Occupation  
☐ Horse Boarding

- ☐ Landmarks Commission  
☐ Minor Timberland Conversion  
☐ Mobile Home  
☐ Non-conforming Uses  
☐ Second Units  
☐ Setback Averaging/Reduction

- ☐ Special Events  
☐ Telecommunications Facility  
☒ Other VACATION RENTAL

File#: 2PE11-0588

## Applicant (Contact Person):

Name DOUG WILLIAMS  
Mailing Address 695 DUFRAINC AVE  
City/Town SEBASTOPOL State CA Zip 95472  
Phone 707-829-1831 Fax \_\_\_\_\_  
Email DWW@SONIC.NET  
Signature Doug W. Williams Date \_\_\_\_\_

## Owner, if other than Applicant:

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_  
Email \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

## Other Persons to be Notified: (Specify: Agent, Lender, Architect or Engineer)

Name	Mailing Address	City/Town	State	Zip	Title	Phone	Fax	Email

## Project Information:

Address(es) 695 DUFRAINC AVE  
Assessor's Parcel Number(s) 060-281-040-000  
Project Description: (Please attach additional sheet(s) if needed) DUFRAINC VACATION RENTAL  
City/Town SEBASTOPOL  
Acreage 2.86

Site Served by Public Water? ☐ Yes ☒ No Site Served by Public Sewer? ☐ Yes ☒ No

I/we agree to comply with the attached performance standards/conditions.

Signature of Applicant Doug W. Williams Date 10/3/11

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff  
Zoning permit approved by: Scott J. Hunsperger Date 1/4/12  
Signature of Planner \_\_\_\_\_

Planning Area: 6 Supervisorial District: S Current Zoning: RR B6-2ac General Plan Land Use: RR 2  
Specific Plan: \_\_\_\_\_ S.P. Land Use: \_\_\_\_\_ Needs CEQA Review? ☐ yes ☒ no

Violation? ☐ yes ☒ no; Application resolve planning violation? ☐ yes ☒ no; Penalty applicable? ☐ yes ☒ no; Civil Penalty Factor N/A

Previous Files: \_\_\_\_\_  
Application accepted by SCOTT HUNSPERGER Date 10/3/11

## Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

**Supplemental Application and Affidavit**

**Vacation Rental Property Information**

DUTRANC VACATION RENTAL  
Property Name or Fictitious Business Name (if any)

695 DUTRANC AVE, SEBASTOPOL CA 95472  
Vacation Rental Address

DOUG & JOANNE WILLIAMS  
Property Management Company/Owner if no Management Co.

707-829-1831  
Property Manager Phone/Owner phone if no Management Co.

**Designated Representative Information**

Designated Representative

Address of Designated Representative

same as owner  
Designated Representative 24 hour contact Phone

932N - newly registered  
Transient Occupancy Tax (TOT) Certificate Number Pattern 10.3.11

Proposal (including number and description of structures):

Total Number of Guest Rooms Proposed: 1 Number of Parking Spaces: 1 off-street      on-street

Maximum Allowable Overnight Occupancy Proposed: 4, not including children under 3 years of age

Maximum Allowable Daytime Occupancy Proposed: 10, not including children under 3 years of age

**VACATION RENTAL AFFIDAVIT**

This is to acknowledge that I, DOUG & JOANNE WILLIAMS, in applying for a Vacation Rental permit pursuant to Section 26-88-120 of the Sonoma County Code, do hereby agree to abide by and conform to the Vacation Rental Performance Standards set forth in the approved permit, and all other provisions of the Sonoma County Code pertaining to the conduct of Vacation Rentals. I further acknowledge that a Vacation Rental permit does not grant an entitlement to the property, but rather to the property owner, which permit automatically expires upon property sale or transfer with no further action required on the part of the County (permit runs with the owner, not with the land).

I understand and agree that the attached Vacation Rental Performance Standards and limitations shall be posted in a prominent place within the Vacation Rental and included as part of all rental agreements, and that all advertising will conform to these approved occupancy limits and standards.

I hereby also acknowledge that the approval of this Vacation rental permit shall in no way permit any activity contrary to the Sonoma County Code, or any activity which would constitute a nuisance under state or local law. I understand and acknowledge that the approval for use of this private residence as a Vacation Rentals are based on my representations to PRMD staff, and does not in any way constitute an evaluation or determination of legal or Legal Non-conforming status of the improvements on this site. I further acknowledge that it is my responsibility, as property owner and/or applicant, to ensure that the conduct of this Vacation Rentals are not contrary to any covenant, code or restriction which may govern the property on which the Vacation Rental will be conducted, which property address is referenced above.

Doug Williams 10/3/11  
Signature of Property Owner Date

Joanne Williams 10/3/11  
Signature of Property Manager or Representative Date

# Indemnification Agreement

PJR-011

"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 conjunction 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."

OWNER Doug Williams  
Applicant Name

OWNER Doug Williams  
Applicant Signature

JOANNE WILLIAMS  
Owner Name

Joanne Williams  
Owner Signature

10/3/11  
Date

ZPE11-0588  
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.

## Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

DUFMAN VACATION RENTAL  
695 DUFMAN AVE  
SEASIDE CA 95472



PARKING

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VACATION RENTAL

DUFMAN AVE

695 DuFrane  
Sebastopol

16'2"

BATH

SINK

REF

STudio

31'3"

Entry

Balcony

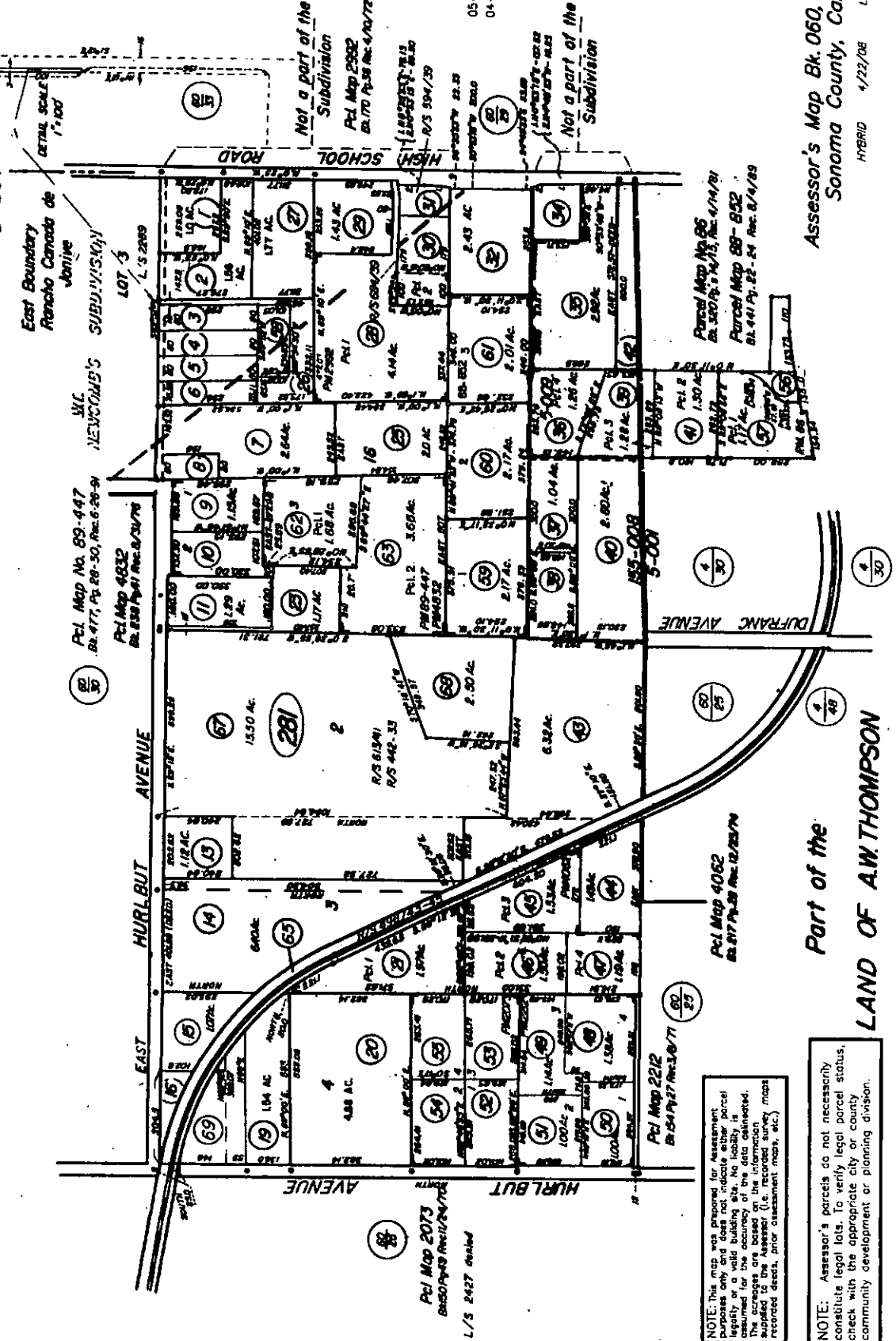
# COUNTY ASSESSOR'S PARCEL MAP

60-28

TAX RATE AREA  
155-008  
5-009  
5-001



SCALE: 1"=300'



REVISED  
05-15-08-RS-LW  
04-22-08-69-LW

Assessor's Map Bk. 060, Pg. 28  
Sonoma County, Calif. (ACAD)  
HYBRID 4/22/08 LW

NOTE: This map was prepared for Assessment purposes only and does not indicate either parcel legality or a valid building site. No liability is assumed for the accuracy of the data delineated. The acreages are based on the information recorded on the map. (The acreages may vary from recorded deeds, prior assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.

Part of the  
LAND OF A.W. THOMPSON





## COUNTY OF SONOMA TRANSIENT OCCUPANCY CERTIFICATE

*Post in a Conspicuous Place*

Ordinance No.: 5823

*NOT TRANSFERABLE*

CERTIFICATE NO.: 932N

DATE ISSUED: 10/03/11

ISSUED TO: Dufranc Vacation Rental  
Doug & Joanne Williams  
695 Dufranc Ave.  
Sebastopol, CA 95472

695 Dufranc Ave.

This certificate signifies that the person(s) named on the face hereof have fulfilled the requirements of Sonoma County Ordinances by registering with the Tax Collector for the purpose of collecting from Transients the Transient Occupancy Tax and remitting said Tax to the Tax Collector. This certificate does not authorize any person to conduct any unlawful business or to conduct any lawful business in an unlawful manner, nor to operate a motel, hotel, inn, house, club, park or campground without strictly complying with all local applicable laws, including but not limited to those requiring a permit from any board, commission, department or office of this county. This certificate does not constitute a permit.



# COUNTY OF SONOMA

## PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829  
(707) 565-1900 FAX (707) 565-1103

### VACATION RENTAL PERMIT NO. ZPE11-0588 RULES & PERFORMANCE STANDARDS

Property Name Dufranc Vacation Rental Address 695 Dufranc Ave. Sebastopol, CA 95472

1. **Guestrooms.** This vacation rental is permitted to have up to 1 guestrooms.
2. **Maximum Overnight Occupancy.** The maximum overnight occupancy for this vacation rental is 4 persons, not including children under three (3) years of age.
3. **Maximum Number of Day Guests and Visitors.** The maximum number of total persons, including registered guests and their visitors, allowed in this vacation rental during the day is 10 persons, not including children under three (3) years of age. This limit does not apply on the following national holidays: Easter, Memorial Day, 4th of July, Labor Day, Thanksgiving, Christmas Eve and Christmas, or if a Special Events Permit has been secured.
4. **Limit on Number of Residences or Structures.** Only one (1) tenant group shall be allowed on-site at any given time. Two residences or buildings may be used as a part of this vacation rental as long as the total number of guest does not exceed the maximum occupancies. Tents, yurts and RVs are not allowed.
5. **Required Parking.** This vacation rental must provide at least 1 off-street parking spaces.
6. **Noise Limits.** All activities associated with the vacation rental shall meet the General Plan Noise Standards. **Quiet hours are 10:00 p.m. to 9:00 a.m.**
7. **Amplified Sound Prohibited.** Outdoor amplified sound shall not be allowed at any time unless specifically permitted by a Cultural or Special Event Permit, or Use Permit.
8. **Cultural or Special Events.** Special events, outdoor events, lawn parties, weddings or similar activities rental are not allowed at any time unless specifically permitted by a Cultural or Special Event Permit, or Use Permit.
9. **Pets.** Pets shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.
10. **Trash and Recycling Facilities.** Recycling and refuse storage bins shall not be stored within public view unless in compliance with neighborhood standards.
11. **Septic Systems and Sewer Connections.** The owner shall maintain a properly functioning septic system or sewer connection.
12. **Transient Occupancy Tax.** The vacation rental owner or authorized agent shall maintain a Transient Occupancy Tax License and remain current on all required reports and payments. Owner or authorized agent shall include the license number on all contracts or rental agreements, and in any advertising or websites.
13. **Designated Representative.** Applicant shall provide a current 24-hour working phone number of the property owner, property manager or other designated representative to all neighbors within a 100' radius of the subject property boundaries.
14. **Emergency Access.** Any vacation rental located behind a locked gate or within a gated community shall provide gate code or a lockbox with keys ("Knox Box" or similar) for exclusive use by the Sheriff and Emergency or Fire Services Departments.

Designated Representative: Doug and Joanne Williams 24/7 phone 707-829-1831

The owner shall post this document in a prominent place within the vacation rental and include these standards as a part of all vacation rental agreements.

  
Approved PRMD Signature

12/7/2011  
Date

### Affidavit of Noticing

Vacation Rental Address: 695 DuFrame Ave  
Vacation Rental Parcel Number: 060-281-040  
Property Owner: Doug & Joanne Williams  
File Number: ZPE 11-0588

Section 26-88-120 of the Sonoma County Code requires that the property owner or designated representative of vacation rental property provide all neighbors within a 100' radius of the subject property boundaries with the name and 24-hour phone number of a local contact person for the vacation rental property.

An address list of all properties located within a 100-foot radius has been provided for the subject vacation rental property, as was a Neighbor Notification and Vacation Rental Permit containing the name and 24-hour phone number of the local contact person for the vacation rental property referenced above.

This affidavit is your promise that you have either hand delivered or mailed copies of the Neighbor Notification and Vacation Rental Permit to each neighboring residence included on the 100-foot address list provided by PRMD.

I declare, under penalty of perjury, that I hand delivered or mailed a copy of the Neighbor Notification and Vacation Rental Permit, containing the current name and 24-hour phone number of the local contact person for the vacation rental referenced above, to each and every address included on the 100' address list provided by PRMD.

The notification described herein was completed on the 31<sup>st</sup> day of December, 2011

Signature:

Joanne Williams Doug Williams

Date:

12/31/11

Print Name:

Joanne & Doug Williams

Once you have signed and dated where indicated above, please return this affidavit to:

Permit and Resource Management Department  
Project Review Division  
2550 Ventura Avenue  
Santa Rosa, CA 95403-2829

**RECEIVED**

**JAN 03 2012**

PERMIT AND RESOURCE  
MANAGEMENT DEPARTMENT  
COUNTY OF SONOMA

**Sonoma County Permit and Resource Management Department**

2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900

[www.sonoma-county.org/prmd](http://www.sonoma-county.org/prmd)