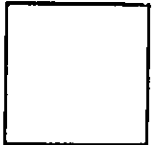


CE

Type



Plans

VPL12-0224

Permit Number

8455

Street Number

Sonoma Avenue

Street Name

GRA

Community Code

130-175-022

APN

Priority 3

Violation Complaint Form
CDE-001

VCM 12-0637

8/17/12
Date Received

JM
Staff

See attached
Complainant

Phone #

Property Address: 8455 Sonoma Ave, Gra

City: _____ Assessor's Parcel #: 130-175-022

Zoning: _____ Sections: _____ Parcel size: _____

Property Owners Name: _____ Phone #: _____

Alleged Violation(s):

1. Vacation rental.

Violation # VPL12-0224

2. _____

Violation # _____

3. _____

Violation # _____

STAFF USE ONLY BELOW LINE

Date: 8/17/12 Report of Investigation: VRBO 384947

481-7696

Manager 377-4250

Priority Score: (1=Low 20=Highest)

5 Threat to Public Safety

5 Effect on Others

5 # of Others Impacted

5 Number of Complaints

5 Economic Incentive

5 Culpability of Violator

30 Total

9/10/12 TIC to manager of

VR Property, left message re-
rental, stating I received a
non use form & that the web
site has to come down, Waiting for call back.

Notices:

Date

Notes

1. 9/12/12 Rec'd TIC back 9/11/12 from p/m & she
stated she did not do the Sonoma ave property.
2. She gave me the # to P/O.

3. _____
4. 9/12/12 LM for P/O regarding web site.

Closed Files

Violation Number

Date

Notes

1. 9/14/12 Website down - non use

2. _____ Closed M/O

3. _____ VPL12-0224

PRMD

Janet McKenna

I would like to bring to your attention a lot of construction that has been happening at 8455 Sonoma Avenue, in Sebastopol. I can not take the chance of the owner finding out it was me. However all of the construction is without a permit. There are 2 houses on the property. The back house was an old barn that has had a lot of renovation in the past 2 years including an upstairs deck. It is listed on VRBO 384947. The front house is a rental as well with crumbling plumbing, mold that shows up in the winter, and much more that is sub-standard. The owner does not like to have work done on that one as it is just a rental. Sincerely, a concerned neighbor.

RECEIVED

AUG 14 2012

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

NOTICE OF VIOLATION
UNLAWFUL ZONING USE

February 6, 2012

Barbara Maresca
Gary Delinger
2027 Pleasant Avenue
Glenside, PA 19038

Site: 8455 Sonoma Avenue, Sebastopol
APN: 130-175-022

Information received by the Code Enforcement revealed that the property referenced above is being used for a **vacation rental**. This parcel is currently zoned RR (Rural Residential), which does not allow this without a zoning/use permit.

No permits or other evidence have been found to show that this use was lawfully established in the absence of permits, or other evidence to show this use was lawfully established, this property is in violation of Sonoma County Code Section(s) 26-18-010, 26-18-020, 26-18-030, and 26-92-200. In order to bring your property into compliance, you must cease the unlawful use.

The continued illegal use of your property subjects you civil penalties as well as the assessment of the cost of abatement pursuant to Sonoma County Code Sections 1-7 and 1-7.1. If you cease the unlawful use of your property within thirty (30) days from the date of this letter, you may avoid substantial penalties. Failure to cease this use may result in legal action being commenced.

You are required to notify this Department and schedule a re-inspection to verify the timely removal of the illegal use. If a re-inspection is requested and the violation has not been removed, a re-inspection fee may be charged to you.

If you believe this notice is factually incorrect or has been sent to you in error, it is recommended that you contact the Code Enforcement Supervisor and schedule a no cost review of our file. You also have the right to appeal this administrative determination of a violation directly to a Hearing Officer in accordance with Section 1-7.3 of the Sonoma County Code. Any appeal must be submitted in writing within twelve (12) calendar days from the date of this Notice of Violation. If a Hearing Officer finds that a violation exists, you may be responsible for paying the County's administrative costs, including, but not limited to, any administrative overhead, salaries, and expenses incurred for the hearing.

Thank you in advance for your cooperation in bringing your property into compliance. The flyer included will give you more information. If you have any questions, or would like to discuss this further, please call (707) 565-3717.

Sincerely,


Janet McKenna
Code Enforcement Section

File No: VPL12-0224



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-3767

THIS DOCUMENT MAY AFFECT YOUR LEGAL RIGHTS
PLEASE READ CAREFULLY

Barbara Maresca
Gary Delinger
2027 Pleasant Avenue
Glenside, PA 19038

AUG 23 2012

NOTICE & ORDER - UNLAWFUL USE

You are being noticed as Record Owner of real property described on the latest equalized Sonoma County tax roll located at **8455 Sonoma Avenue, Sebastopol**, Sonoma County Assessor's Parcel Number **130-175-022** and more particularly described in Exhibit A, (hereinafter the "Property"), that the Code Enforcement Division of the Sonoma County Permit and Resource Management Department has determined that the following specific use of the Property to be in violation of Sonoma County Code:

1. A vacation rental.

No permits or other evidence have been found to show that this use was lawfully established. Your property is currently zoned RR (Rural Residential). In the absence of permits, or other evidence to show that the use noted above was lawfully established, it is in violation of Sonoma County Code Section(s) 26-18-010, 26-18-020, 26-18-030.

Sonoma County Code 26-92-200 (a) states it is unlawful for any land, building or premises be used, designated or intended to be used for any purpose or in any manner other than one that is included among the uses listed in this chapter as permitted in the district in which such building, land or premises is located. In order to bring your property into compliance, you must cease the unlawful use within thirty (30) days.

Pursuant to Sonoma County Code Sections 1-7 and 1-7.1, violations of Chapter 26 of the Sonoma County Code are subject to mandatory civil penalties, the costs of abatement and investigation fees. Further a "Notice of Abatement Proceedings" may be recorded against the Property. Failure to comply could also result in a lawsuit to be filed against you in Superior Court.

This constitutes final notice unless any persons having record title, or legal interest in the premises, files an appeal from this action in writing within twelve (12) days and in the manner prescribed by law. Sonoma County Code Section 1-7.3 sets forth the appeal process which includes the right to an appeals hearing with a hearing officer. If a

Notice of Violation
8455 Sonoma Avenue
Page 2

Hearing Officer finds that a violation exists, you may be responsible for paying the County's administrative costs, including, but not limited to, any administrative overhead, salaries, and expenses incurred for the hearing. You may also request an extension of sixty (60) days to bring your property into compliance in lieu of an appeal hearing. Failure to appeal this action constitutes a waiver of all rights to an administrative hearing and determination of this matter.

If you have any questions or wish to discuss this further, please call (707) 565-1900 and ask for me.

Sincerely,

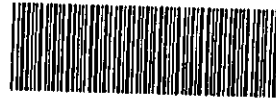


Janet McKenna
Code Enforcement Section

encl: Legal description attached as Exhibit A

c: File: VPL12-0224

RECORDING REQUESTED BY:
Tate Birnie, Esq.
When recorded, return to and
mail tax bills to:
Barbara Maresca
2027 Pleasant Avenue
Glenside, PA 19038



GENERAL PUBLIC
11/17/2008 08:09 DEED
RECORDING FEE: 8.00
PAID

2008102689

OFFICIAL RECORDS OF
SONOMA COUNTY
JANICE ATKINSON

1 PG



A. P. No. 130-175-022-000

GRANT DEED

Documentary Transfer Tax is \$No consideration- Transfer to Trust - R&T 11930

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BARBARA MARESCA

hereby GRANTS to BARBARA J. MARESCA and GARY DEHLINGER, as Trustees of THE
LINDHAVEN TRUST

the following real property in the County of Sonoma, State of California:

The Easterly thirty-four one hundredths (.34) of an acre of lot Twenty-Nine (29), and the Westerly one and forty-six one-hundredths (1.46) of an acre of lots Thirty (30) and Thirty-one (31) all according to the map of Green Valley Ranch, filed in the office of the Recorder of Sonoma County, California on October 9, 1905.

Dated November 10, 2008

State of California, County of Sonoma:

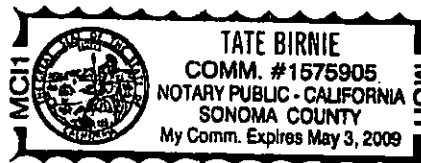
BARBARA MARESCA

On November 10, 2008, before me, TATE BIRNIE, Notary Public, personally appeared BARBARA MARESCA who proved to me on the basis of satisfactory evidence to be the person, ~~or~~ whose name ~~is~~ 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

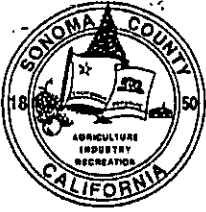


EXHIBIT

A

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$	AUG 23 2012	Postmark Here
Certified Fee			
Return Receipt Fee (if Payment Required)			
To: Barbara Maresca			
Post: Gary Delinger			
2027 Pleasant Avenue			
Glenside, PA 19038			
City, State, ZIP+4			
PS Form 3800, August 2006		See Reverse for Instructions	



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-3767

The Vacation Rental Ordinance requires every vacation rental to have a Vacation Rental Permit and abide by the adopted standards to ensure neighborhood compatibility. Your file has been turned over to the Code Enforcement Section of PRMD to follow up on your vacation rental. You have the opportunity to come into compliance in two ways, either by getting the Vacation Rental Permit or verification of non-use.

Please visit our website at www.sonoma-county.org/prmd under the "I want to" section to read the vacation rental information and download the application forms or call Janet McKenna at (707)565-3717 for further information.

If you are not currently using your home as a vacation rental and do not intend to do so in the future, please fill out the bottom of this form and return it to us so we may remove your name from our list. You may fax the completed form to (707)565-3767.

Owner's verification of non-use:

I, Barbara Marera hereby certify that I am not currently using my residence located

at 8455 Sonoma Ave. Seb, Assessor's Parcel Number 130-175-022 as a vacation rental. Further, I do not intend to use this property as a vacation rental within the next year. I understand that if I do begin to use the property as a vacation rental in the future I must first register with the Tax Collector's office, and then apply for and obtain a vacation rental permit from PRMD prior to beginning the vacation rental use.

Property owners signature:

Barbara Marera

Date:

Sept. 6, 2012

Note: Submission of false information would subject you to legal action.

Barbara
215-519-1653

Fax Number : 707 565 3767
Name : PRMD CODE ENF

Name/Number : 2610
Page : 1
Start Time : SEP-14-2012 11:26AM FRI
Elapsed Time : 00'16"
Mode : STD ECM
Results : [O.K.]



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-3767

The Vacation Rental Ordinance requires every vacation rental to have a Vacation Rental Permit and abide by the adopted standards to ensure neighborhood compatibility. Your file has been turned over to the Code Enforcement Section of PRMD to follow up on your vacation rental. You have the opportunity to come into compliance in two ways, either by getting the Vacation Rental Permit or verification of non-use.

Please visit our website at www.sonoma-county.org/prmd under the "I want to" section to read the vacation rental information and download the application forms or call Janet McKenna at (707)565-3717 for further information.

If you are not currently using your home as a vacation rental and do not intend to do so in the future, please fill out the bottom of this form and return it to us so we may remove your name from our list. You may fax the completed form to (707)565-3767.

Owner's verification of non-use:

I, Barbara Morera hereby certify that I am not currently using my residence located

at 8455 Summit Ave Seb, Assessor's Parcel Number 130-175-022 as a vacation rental. Further, I do not intend to use this property as a vacation rental within the next year. I understand that if I do begin to use the property as a vacation rental in the future I must first register with the Tax Collector's office, and then apply for and obtain a vacation rental permit from PRMD prior to beginning the vacation rental use.

Property owners signature: Barbara Morera

Date: Sept 6, 2012

Note: Submission of false information would subject you to legal action.

Barbara
215-519-1653

Traveler

Rent

[Home](#) ▶ [USA](#) ▶ [California](#) ▶ [Wine Country](#) ▶ [Sonoma County](#) ▶ [Sebastopol](#) ▶ [VRBO Listing #384947](#)

La Dolce Vita Beautiful Private Setting on 2

Sebastopol, California Vacation Rental by Owner Listing 384947



Comfy chairs to Sit, Read a Good Book, or Just Stare Out at the Beautiful Yard!

Location: Sebastopol, Sonoma County, Country, California, USA [View Map](#)

Accommodations: Farmhouse, 1 Bedroom + Loft, 2 Baths (Sleeps 6)

ACCOMMODATIONS

Farmhouse, 1 Bedroom + Loft, 2 Baths (Sleeps 6)

LA DOLCE VITA is a bright, eclectic two bedroom oasis nestled into 1.8 acres, 3 miles north of Sebastopol, 15 miles north of San Francisco's Golden Gate Bridge.

The Master bedroom includes a queen bedroom, en suite bathroom and shower, wardrobe, sitting area, lots of glass windows,

and a garden view.

A fully equipped gourmet kitchen with beautiful granite countertops leads to the large Great Room which has both heat and air conditioning. Windows blanket one entire wall of the room, lending views to your magnificent private gardens. Lots of great light in the winter months!

A second bedroom Loft with private entrance has 2 queen beds, its own full bath and a deck providing a great orchard view.

Included: Wi-Fi, Cable TV, CD/iPod players, Phone, Patio Furniture, Charcoal barbeque, designated parking on site. Depending on the time of year, the orchard can be rich with blackberries, concord grapes, apple, walnut, pear, persimmon, and peach trees.

This property is located in the Green Valley/Russian River Appalachia,

offering a mixture of Christmas tree farms, vineyards, redwood forests, Luther Burbank's Gold Ridge Farm, old style Italian restaurants and wine grapes having distinctive "cold climate" identities. Just as Sebastopol is known for Pinot Noirs and Chardonnays, be sure to try its delicate little Gravenstein Apple; sweet, juicy & tart!

Local Graton stores, as well as restaurants with extensive menus are nearby, including a convenience store, bus stop and wine tasting; all within walking distance!

Keywords:

Submit

to our Terms and Conditi

View Owner's P

This owner acc

Credit card:

Learn More

Vacation Rental Features

Amenities	Wood Fireplace Parking Off Street	Linens Provided	Air-Conditioning
Beds	Queen	Double	
Entertainment	CD	Satellite Or Cable	
Kitchen	Dish Washer Cooking Utensils	Full Kitchen Refrigerator	Microwave Catering Available
Outdoor Features	Balcony	Deck/Patio	Outdoor Grill Charco
Communications	Broadband Access Telephone	Wireless Broadband	Free Long Distance
Other Amenities	iPod Player		
Suitability	Minimum Age Limit For Renters : MUST BE AT LEAST 21 YEARS OF AGE	Non Smoking Only Children Not Allowed	Pets Not Allowed
Activities	Surfing Kayaking Mountain Biking Hiking Cycling Cinemas Theme Parks Restaurants Miniature Golf Shopping	Swimming Golf Rafting Fishing Hot Air Ballooning Museums Health/Beauty Spa Sight Seeing Boating Horseback Riding	Tennis Sailing Snorkeling/Diving Wind-Surfing Fitness Center Antiquing Zoo Wildlife Viewing Shelling

Rate Details (In US Dollars)

Personal Currency Assistant™

\$250/nt 2 night minimum 50% off 3rd/nt! - \$1,200/week

Add loft for \$100/night if you need more than 1 Bed. \$1627/week

9% Tax & Cleaning Fee Not Included.

Mid-Week Specials

Holidays that fall on a Monday require a 3/nt Minimum (Friday - Monday)

Thanksgiving/Christmas 4/nt Minimum

Note: Until confirmed, rates are subject to change without notice.

This owner accepts: Credit cards.

Call the owner directly to confirm reservation details and pay with an approved method (credit card, ct bank transfer), to protect your payment up to \$1,000.

Dates available:Year Round

Before contacting us, please check our calendar for your desired dates

Email Manager

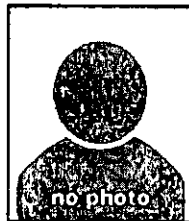
Primary: **(707) 481-7696 (California, USA)**

Secondary: **+ (707) 540-1744 x Kelsey**

Note: Each property is individually owned or managed.

Map & Owner's Profile

A "La Dolce Vita"



Owner's Map of Sebastopol

Imager



Traveler Reviews (0)

This property does not have any reviews yet.

Be the first to write a review for this listing...

Dates available: Year Round

Before contacting us, please check our calendar for your desired dates

Email Manager

Primary: **(707) 481-7696 (California, USA)**

Secondary: **+ (707) 540-1744 x Kelsey**

Note: Each property is individually owned or managed.

Vacation Rentals by Owner Listing #384947

There have been 1286 visitors to this page since the counter was last reset in 2011.

This listing was first published here in 2011.

Date last modified - Saturday, August 04, 2012

VRBO® is Vacation Rentals by Owner® with more than 42 million visits per year. Specializing in BY OWNER vacation rentals. ALSO privately owned properties offered thru rental agencies and management companies. To report any problem
<http://www.vrbo.com/384947> | ©Copyright 1995-2011 by VRBO.com, Inc., All rights reserved. Use of this website constitutes acceptance of our Terms and Privacy Policy. "VRBO", "Vacation Rentals by Owner", & "Carpe Vacationum-"Seize the Vacation"

Calendar Availability

La Dolce Vita Beautiful Private Setting on 2 Acres #384947



Nights Unavailable

Last Updated: 7/25/2012

August 2012

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September 2012

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

October 2012

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November 2012

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December 2012

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

January 2013

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2013

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28		

March 2013

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April 2013

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May 2013

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June 2013

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July 2013

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August 2013

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10

September 2013

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14

October 2013

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11

11 12 13 14 15 16 17	15 16 17 18 19 20 21	13 14 15 16 17 18 19
18 19 20 21 22 23 24	22 23 24 25 26 27 28	20 21 22 23 24 25 26
25 26 27 28 29 30 31	29 30	27 28 29 30 31