



2015096632

Official Records Of Sonoma County
William F. Rousseau
11/06/2015 01:37 PM
GENERAL PUBLIC

DCLRE 2 Pgs

Fee: \$16.00



WHEN RECORDED, RETURN TO:

COUNTY OF SONOMA
PERMIT & RESOURCE
MANAGEMENT DEPARTMENT
2550 VENTURA AVENUE
SANTA ROSA, CA 95403

NOTICE OF SECOND UNIT RESTRICTIONS
(Sonoma County Code Section 2-320(a)(3))

APN: 074-300-041
Property Address: 14952 Coleman Valley Road, Occidental
Name of Owner: Yvette Reynolds and Joseph Pedalino

The Project Review Division of the Permit and Resource Management Department of the County of Sonoma hereby declares that permit ZPE15-0379, on file with the Permit and Resource Management Department, has been granted for the development of a Second Dwelling Unit on the above referenced property. The following conditions are in effect for this permit:

- 1) The Second Dwelling Unit cannot be expanded beyond 840 square feet.
- 2) Any attached garage serving the second dwelling unit may not be expanded beyond 400 square feet and may not be conditioned floor space.
- 3) Any attached storage area serving the second dwelling unit may not be conditioned and/or finished floor space, without restriction as to square footage. No interior access shall be permitted between the second unit and storage area. Any attached storage area shall serve the primary residential or agricultural use of the property.

These restrictions apply to the owners and all successors-in-interest. Violation of the restrictions or conditions is a violation of Sonoma County Code Section 1-7(d). The failure of the property owner, tenant, and/or successors-in-interest, to maintain the Second Dwelling Unit in compliance with the conditions listed above will result in violation of the Sonoma County Zoning Ordinance, Section 26-88-060(i)(3). Failure to comply may also result in the revocation of the use. All costs incurred to enforce these restrictions shall be paid by the owner/successor/or assigns.

Recordation of this document is expressly authorized by Section 2-320(a)(3) of the Sonoma County Code.

Condition(s) Accepted by:

Owner(s) Joseph F. Pedalino

Date: October 10, 2015

Evette Reynolds

10/10/2015

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SONOMA

On October 10, 2015 before me, Dennis Fernandez Pastores, Notary Public,
personally appeared, Joseph Francis Pedalino 54 Little Saigon Boulevard who 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.

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.



Signature

D. Pastores

(SEAL)

WHEN RECORDED, RETURN TO:

COUNTY OF SONOMA
PERMIT & RESOURCE
MANAGEMENT DEPARTMENT
2550 VENTURA AVENUE
SANTA ROSA, CA 95403



2015096632

Official Records Of Sonoma County
William F. Rousseau
11/06/2015 01:37 PM
GENERAL PUBLIC

DCLRE 2 Pgs

Fee: \$16.00



NOTICE OF SECOND UNIT RESTRICTIONS
(Sonoma County Code Section 2-320(a)(3))

APN: 074-300-041
Property Address: 14952 Coleman Valley Road, Occidental
Name of Owner: Yvette Reynolds and Joseph Pedalino

The Project Review Division of the Permit and Resource Management Department of the County of Sonoma hereby declares that permit ZPE15-0379, on file with the Permit and Resource Management Department, has been granted for the development of a Second Dwelling Unit on the above referenced property. The following conditions are in effect for this permit:

- 1) The Second Dwelling Unit cannot be expanded beyond 840 square feet.
- 2) Any attached garage serving the second dwelling unit may not be expanded beyond 400 square feet and may not be conditioned floor space.
- 3) Any attached storage area serving the second dwelling unit may not be conditioned and/or finished floor space, without restriction as to square footage. No interior access shall be permitted between the second unit and storage area. Any attached storage area shall serve the primary residential or agricultural use of the property.

These restrictions apply to the owners and all successors-in-interest. Violation of the restrictions or conditions is a violation of Sonoma County Code Section 1-7(d). The failure of the property owner, tenant, and/or successors-in-interest, to maintain the Second Dwelling Unit in compliance with the conditions listed above will result in violation of the Sonoma County Zoning Ordinance, Section 26-88-060(i)(3). Failure to comply may also result in the revocation of the use. All costs incurred to enforce these restrictions shall be paid by the owner/successor/or assigns.

Recordation of this document is expressly authorized by Section 2-320(a)(3) of the Sonoma County Code.

Condition(s) Accepted by:

Owner(s) Joseph F. Pedalino

Date: October 10, 2015

Evette Reynolds

10/10/2015

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF SONOMA

On October 10, 2015 before me, Dennis Fernandez Pastores, Notary Public,
personally appeared, Joseph Francis Pedalino 54 Little Saigon Boulevard who 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.

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.



Signature

D. Pastores

(SEAL)