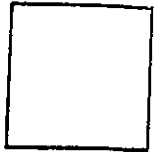




Type



Plans

ZPE17-0049

Permit Number

10805

Street Number

MILL STATION RD

Street Name

GRA

Community Code

061-030-025

APN



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

02/22/17

Carolyn Yates
1053 Bennett Way
San Jose, CA 95125

RE: File No.: ZPE17-0049
Address: 10805 Mill Station Road, Sebastopol
APN: 061-030-025

Your Zoning Permit request has been approved for operation of a vacation rental at the property referenced above. Vacation rental activities may now commence in accordance with the required performance standards and use limitations provided by this permit, pursuant to County Code Section 26-88-120 (Vacation Rentals). Courtesy notifications have also been sent to your surrounding neighbors explaining these standards as it pertains to your permit.

The enclosed Rules and Performance Standards approving your vacation rental must be displayed within six (6) feet of the entry door in a prominent location inside the vacation rental to inform renters of the rules that apply to the vacation rental use. All advertising information pertaining to this vacation rental property must be consistent with the standards and limitations listed on your permit, including the maximum number of day and nighttime occupants, required parking spaces, and established quiet hours. Your Transient Occupancy Tax (TOT) certificate number must also be referenced on all related rental listings. This information may be disclosed at the end of your listing descriptions.

Be advised that a designated property manager or rental contact person must be available 24 hours a day, 7 days a week, to respond to any calls and/or complaints regarding your vacation rental unit. The contact must be available to respond on-site within 60 minutes of receiving a complaint, or within 30 minutes during quiet hours (10:00 p.m. to 7:00 a.m.). A property manager report explaining the complaint and how it was resolved must also be submitted using the County's website (below). Failure to respond accordingly to address received complaints may result in the loss of your permit. Any changes to your 24-hour contact require prior authorization from PRMD. Proceeding with incorrect or outdated contact information on file with the County may result in temporary suspension of your permit.

For additional information, please contact the Vacation Rentals Hotline at (707) 565-1932 or visit the website at <http://www.sonoma-county.org/prmd/docs/vacrent/>.

Thank you for your efforts to ensure that your vacation rental business respects the residential quality of the area in which it is located, as well as providing a wonderful opportunity for visitors to enjoy Sonoma County.

Sincerely,

Vanessa Starr
Project Planner

Enclosure: Vacation Rental Rules and Performance Standards



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

VACATION RENTAL ZONING PERMIT NO. ZPE 17-0049

RULES AND PERFORMANCE STANDARDS

Property Address: 10805 Mill Station Road, Sebastopol **TOT Certificate No.** 2958N

1. **Guestrooms.** This vacation rental is permitted to have up to 3 guestrooms.
2. **Maximum Overnight Occupancy.** The maximum overnight occupancy for this vacation rental is 8 persons, not including children under three (3) years of age.
3. **Maximum Number of Day Guests and Visitors.** The maximum number of registered guests and their visitors allowed during the day is 14 persons. This limit does not apply to children under three (3), nor does it apply on Easter, Memorial Day, 4th of July, Labor Day, Thanksgiving, Christmas Eve or Christmas.
4. **Limit on Number of Residences or Structures.** Only one (1) tenant group shall be allowed on-site at any given time. Up to two (2) structures may be used by the single tenant group, if allowed by this permit. Tents, yurts and RVs are not allowed.
5. **Parking.** This vacation rental must provide at least 2 off-street parking space(s). The maximum number of vehicles allowed for overnights guests shall be 3.
6. **Noise.** All activities associated with the vacation rental shall meet the General Plan Noise Standards. **Quiet hours are 10:00 p.m. to 7:00 a.m.** Outdoor amplified sound is prohibited at all times.
7. **Pets.** If allowed, pets and service animals must be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.
8. **Trash and Recycling Facilities.** Recycling and refuse storage bins shall not be stored within public view unless in compliance with neighborhood standards.
9. **Septic Systems and Sewer Connections.** The owner shall maintain a properly functioning septic system or sewer connection.
10. **Outdoor Fires.** Outdoor fires, when not prohibited by state or local fire bans, shall be allowed only in permitted fire pits and shall be extinguished when not in use, or before 10:00 p.m., whichever is earlier.

Property Manager: Jeff Robinson **24-hour Phone:** (831) 601-7856

PRMD Signature:  **Date** 02/22/17

THE OWNER OR PROPERTY MANAGER MUST POST THIS PERMIT IN A PROMINENT PLACE WITHIN SIX (6) FEET OF THE FRONT ENTRY ON THE INTERIOR OF THE VACATION RENTAL, AND MUST INCLUDE THESE RULES AND LIMITS SET FORTH ABOVE IN ALL VACATION RENTAL AGREEMENTS AND ON-LINE ADVERTISEMENTS. ZONING PERMITS FOR VACATION RENTALS AUTOMATICALLY EXPIRE UPON SALE OR TRANSFER OF THE PROPERTY.

FILE: ZPE17-0049

Carolyn Yates

Applicant

1053 Bennett Way

San Jose 9061-030-025
Address

AFFIDAVIT OF NOTICING

I, _____, posted three copies of the attached poster at the following
(Name of responsible person)
locations on or near the subject property: (description of location)

_____ on _____
(Date)

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

(Date)

(Signature)

I, Vanessa Starr, mailed the attached notice to:

N/A the County Clerk's Office on _____.

N/A 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 2/22/17.

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

2/22/17
(Date)

Van Starr
(Signature)



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

NEIGHBORHOOD COURTESY NOTIFICATION

AN APPLICATION FOR A VACATION RENTAL HAS BEEN APPROVED IN OR NEAR YOUR NEIGHBORHOOD, AT THE ADDRESS LISTED BELOW. PLEASE KEEP THIS CARD AS IT PROVIDES THE APPROVED LIMITS FOR THE VACATION RENTAL, AS WELL AS THE NAME AND NUMBER OF THE PROPERTY MANAGER FOR THE VACATION RENTAL THAT YOU SHOULD CONTACT IF PROBLEMS ARISE.

VACATION RENTAL ZONING PERMIT NO. ZPE17-0049 APPROVED 02-22-17

RULES AND PERFORMANCE STANDARDS

Property Address: 10805 Mill Station Road, Sebastopol

TOT Certificate No: 2958N APN 061-030-025

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24/7 Property Manager: Jeff Robinson

24-hour Phone: (831) 601-7856

061-030-011
BATEMAN PAUL EDWARD TR & BATEMAN LEE FAYE
10610 MILL STATION RD
SEBASTOPOL CA 95472-9023

130-320-014
DUTTON RANCH FAMILY LTD PTP
10125 GRATON RD
SEBASTOPOL CA 95472-9305

130-310-028
KAHN RICHARD C TR & BROWN ANNE H TR
5300 SEBASTOPOL RD
SANTA ROSA CA 95407-

130-310-005
SEWARD JAMES P & MORGAN LAURA
5493 TAFT AVE
OAKLAND CA 94618-1501

130-320-005
ZABELLE GEORGE TR & ZABELLE SANDRA TR
2711 WEMBERLY DR
BELMONT CA 94002-2959

061-030-026
DUTTON RANCH FAMILY LTD PTP
10125 GRATON RD
SEBASTOPOL CA 95472-9305

130-320-004
GREEN VALLEY CEMETERY
2997 SULLIVAN RD
GUERNEVILLE CA 95405-

061-030-017
RAMIREZ TIMOTHY ET AL
2720 SULLIVAN RD
SEBASTOPOL CA 95472-

061-030-025
YATES CAROLYN R TR
1053 BENNETT WAY
SAN JOSE CA 95125-



Planning Application
PJR-001

\$722

~2 months

Application Type(s):

- | | |
|--|---|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Admin. |
| <input type="checkbox"/> Ag. Or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Major Subdivision |

File #

2PE17-0049

- | | |
|---|---------------------------------------|
| <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Specific/Area Plan Amendment | |

☒ Zoning Permit for: Vacation Rental

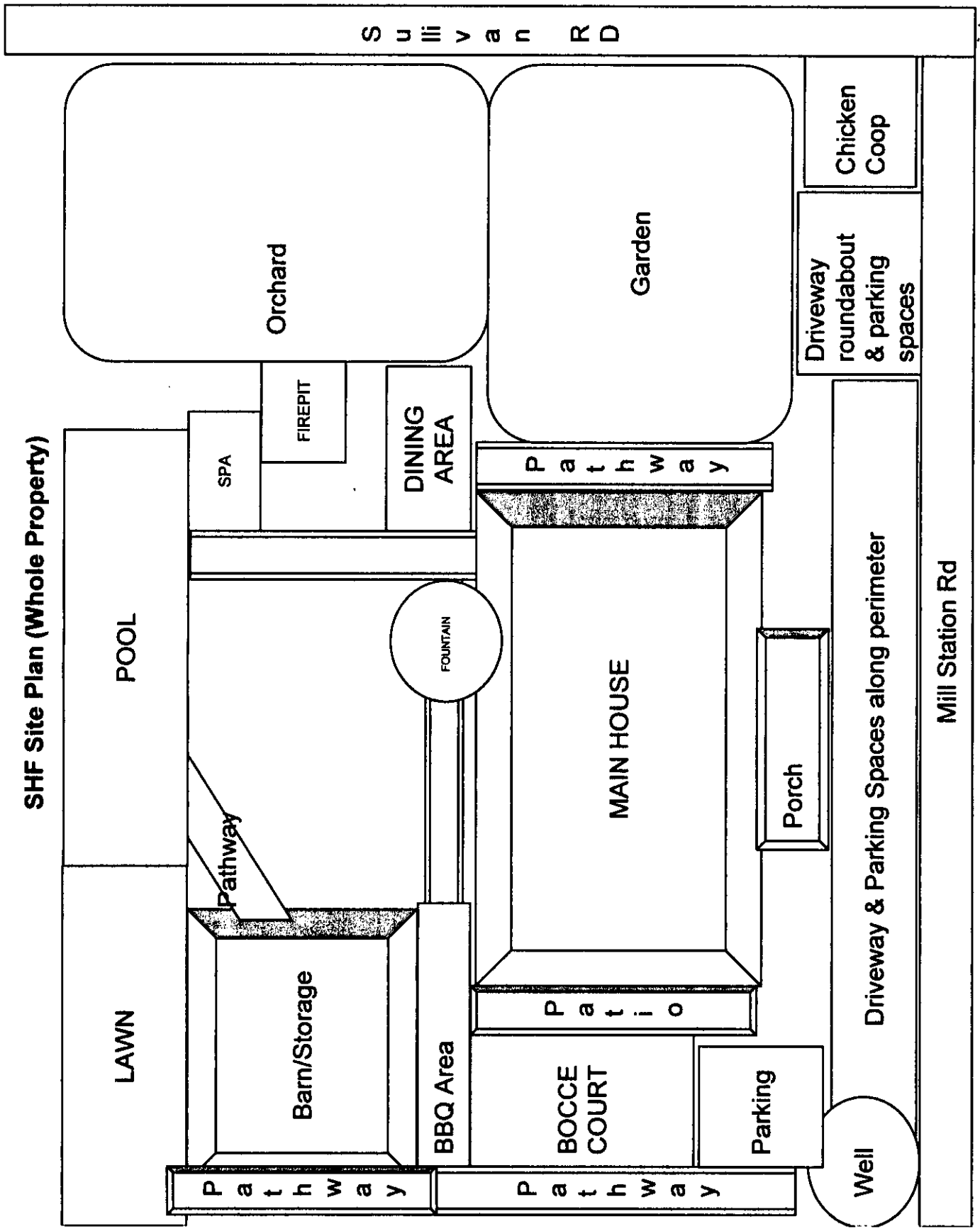
By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet or public information purposes, including my contact information.

PRINT CLEARLY			
APPLICANT		OWNER (IF OTHER THAN APPLICANT)	
Name <u>CAROLYN YATES</u>		Name _____	
Mailing Address <u>1053 BENNETT WAY</u>		Mailing Address _____	
City <u>SAN JOSE</u>	State <u>CA</u>	Zip <u>95125</u>	
Day Ph <u>(707) 823-6900</u>	Email <u>Carolyn@google.com</u>	Day Ph () _____	Email _____
Signature <u>[Signature]</u>	Date <u>2/13/17</u>	Signature _____	Date _____
OTHER PERSONS TO BE NOTIFIED (if listed they must sign application form)			
Name/Title <u>JEFF ROBINSON</u>		Name/Title _____	
Mailing Address <u>10805 MELL STATION RD</u>		Mailing Address _____	
City <u>SEBASTOPOL</u>	State <u>CA</u>	Zip <u>95472</u>	
Day Ph <u>(831) 601-7856</u>	Email <u>robinsonjeff52@gmail.com</u>	Day Ph () _____	Email _____
Signature <u>[Signature]</u>	Date _____	Signature _____	Date _____
PROJECT INFORMATION			
Address(es) <u>10805 MELL STATION RD</u>		City <u>SEBASTOPOL</u>	
Assessor's Parcel Number(s) <u>061-030-025</u>			
Project Description <u>VR PERMIT FOR 10805 MELL STATION RD</u>			
Acreage <u>2.12</u>		Number of new lots proposed _____	
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Site Served by Public Sewer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
TO BE COMPLETED BY PRMD STAFF			
Planning Area <u>6</u>	Supervisory District <u>5</u>	Latitude <u>38.430</u>	Longitude <u>-122.8807</u>
Current Zoning <u>DA B6 20 Z, None</u>			
General Plan Land Use <u>DA 20</u>		Specific/Area Plan <u>N/A</u>	
S.P. Land Use <u>N/A</u>		Violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Application resolve planning violation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Penalty application? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Previous Files _____			
Application accepted by <u>[Signature]</u>		Date <u>2/14/17</u>	
Approved by _____		Date _____	

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA, 95403-2829, (707) 565-1900

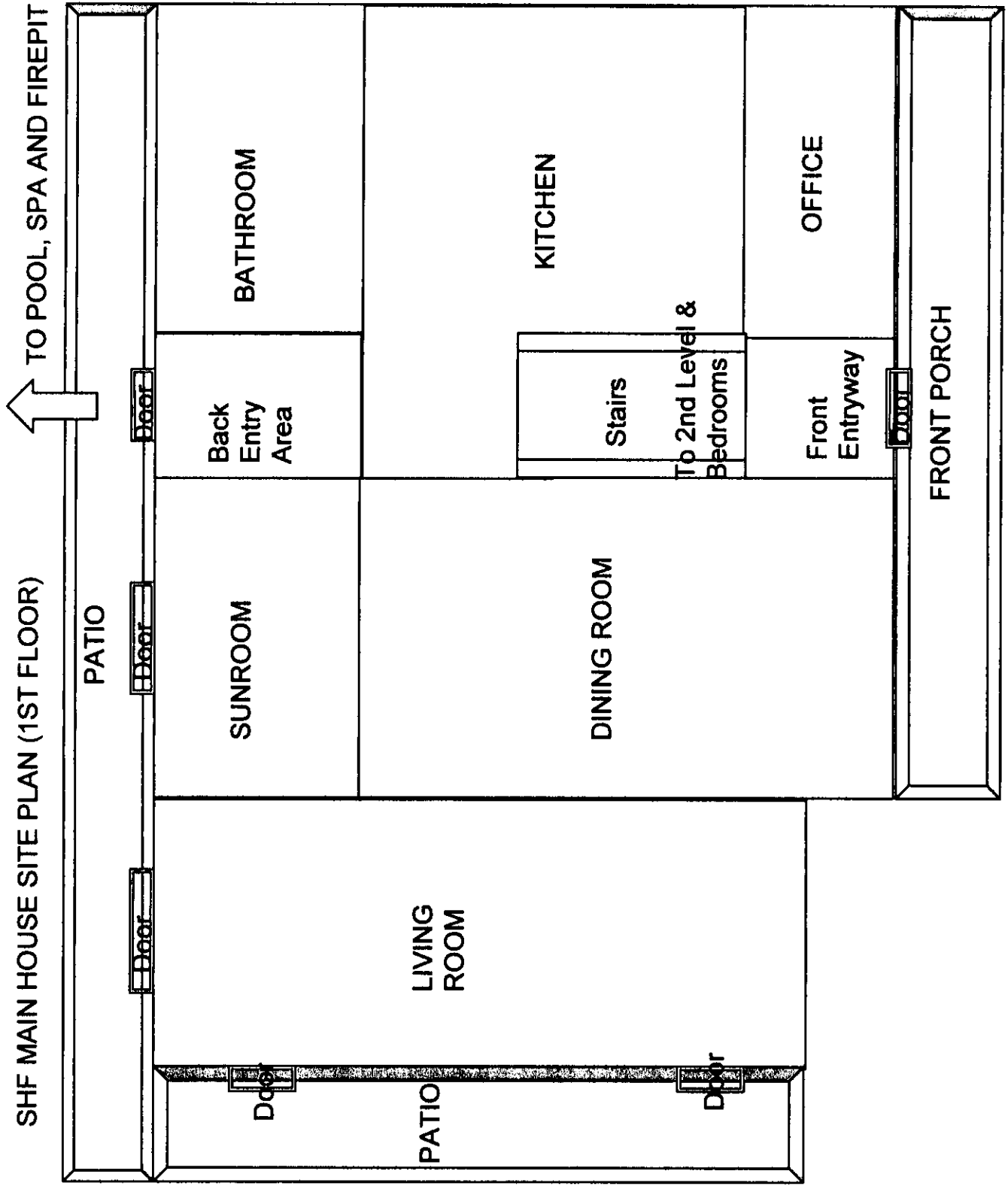
02/02/2016

SHF Site Plan (Whole Property)

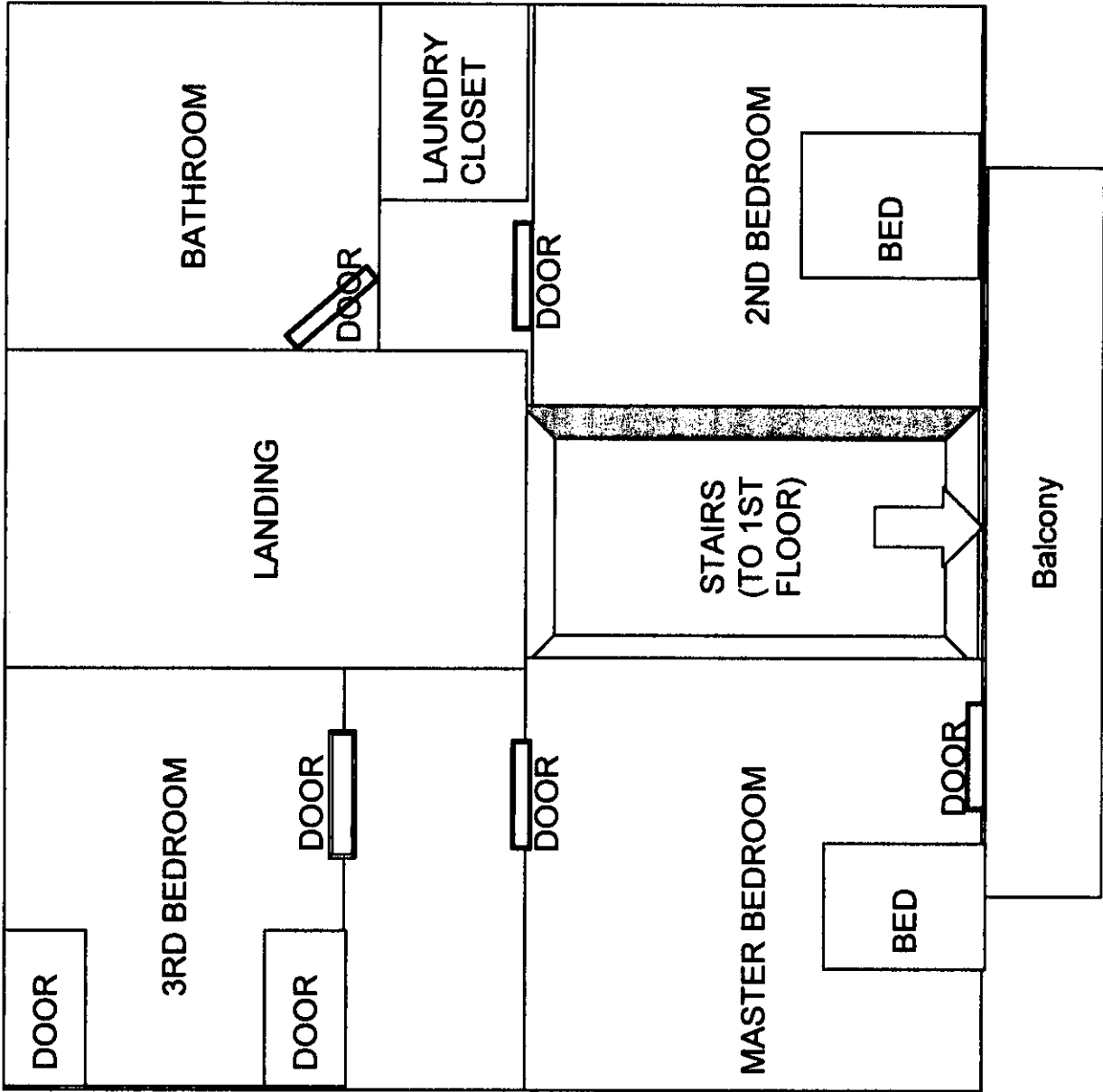


10 + parking spaces on-site

SHF MAIN HOUSE SITE PLAN (1ST FLOOR)



SHF Site Plan (Main House, 2ND FLOOR)



Property Report Checklist PJR-119

This form is to be completed by a licensed contractor or a certified home inspector and submitted as part of the vacation rental application package. Incomplete forms will not be accepted.

- ☒ Number of bedrooms 3
- ☒ Legal door & window egress for all bedrooms and any other sleeping area
- ☒ Septic is sized for number of bedrooms (office file counter search) ☐ check if not applicable
- ☒ No obvious sign of septic or sewer failure
- ☒ Off-street parking spaces available (check one) ☐ none ☐ one ☐ two ☒ three or more
- ☒ Smoke and CO detectors present and properly located
- ☒ Fire extinguisher provided near egress door
- ☒ No rotted or deteriorated floors
- ☒ Home is free from visible mold
- ☒ No visible dangerous wiring
- ☒ Steps, stairs and landings are safe and adequately lit; proper handrails provided
- ☒ Decks, balconies, and stairs provide structural integrity; guardrails in place for any drop-offs greater than 30 inches in height
- ☒ Adequate pool fencing is provided or automatic cover and functioning door alarms ☐ check if not applicable
- ☒ Pool and spa equipment is properly grounded ☐ check if not applicable
- ☒ Gas shut-off valves are provided where required
- ☒ Electric circuit panel breakers are labeled, and box is grounded
- ☒ Grounded receptacles, GFI's where required
- ☒ No hazardous material or flammable storage area on property

Comments: _____

Contractor or Inspector:  Date: 11/14/17

License Number: _____

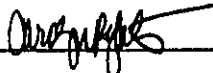
GREGORIO M. JIMENEZ
ASSURANCE HOME INSPECTION, INC.

VACATION RENTAL AFFIDAVIT

This is to acknowledge that I, Carolyn R Yates,
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 and web listings 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 Rental is 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. I acknowledge that any misrepresentation made by me or by my agent in applying for this permit may render the permit invalid.

 Date 2/13/17
Signature of Property Owner

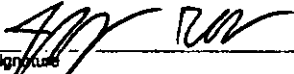
 Date 2/13/17
Signature of Property Manager or Designated Representative

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."

JEFF ROBINSON
Applicant Name


Applicant Signature

Carolyn R Yates
Owner Name


Owner Signature

2/13/17
Date

2PE17-0049
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

Supplemental Application and Affidavit

SPIRIT HILL FARM
Property Name or Fictitious Business Name (if any)
10805 MELL STATION RD
Vacation Rental Address SEBASTOPOL, CA 95472
JEFF ROBINSON
Property Manager Name or Co. Name

Property Manager Phone/Owner phone if no Management Co.

CAROLYN YATES
Owner Name
11676 GRATON RD
Address of Property Manager SEBASTOPOL, CA
(831) 601-7856
Property Manager 24 hour contact Phone
2958N KS
Transient Occupancy Tax (TOT) Certificate Number

Proposal (including number and description of structures be specific): MAIN HOUSE
AT 10805 MELL STATION RD, 1 STRUCTURE

Total Number of Guest Rooms Proposed: 3 Number of Parking Spaces: 3+ off-street ___ on-street
Maximum Allowable Overnight Occupancy Proposed: 8, not including children under 3 years of age
Maximum Allowable Daytime Occupancy Proposed: 16, not including children under 3 years of age



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 # 291104 on 02/14/2017 for: ZPE17-0049

Site Address: 10805 Mill Station Rd [GRA]

Activity Type: Zoning Permit

APN: 061-030-025

Initialized By: KSCHUMPE

Fire District: Graton FPD

Insp Area: 07

Valuation: \$0.00

Ag/Comm/Res:

Description: Request for a Zoning Permit for a three bedroom Vacation Rental in an existing single family residence with a maximum overnight occupancy of 8 people. 24 hour contact information (831) 601-7856.

Owner: YATES CAROLYN R TR
1053 BENNETT WAY
SAN JOSE, CA 95125

Applicant: Jeff Robinson
10805 Mill Station Road
Sebastopol, CA 95472
831-601-7856

Fee Item	Description	Account Code	Total Fee
0140-010	Technology Enhancement - Type II	26010104-46040-10005	\$18.00
1166-005	Zoning Permit Level II (with Noticing, incl Vacation Rentals)	26010121-45063-10005	\$704.00

Invoiced Fees: **\$722.00**

Total Paid: **\$0.00**

Project Balance Due: **\$722.00**

When validated below, this is your receipt

Refunds of fees paid may be made pursuant to Section 108.6 of Appendix 1 of the California Building Code and adopted model codes, subject to the following:

- 1) 100% of a fee erroneously paid or collected.
- 2) 90% of the plan review fee when an application for a permit is withdrawn or cancelled or expires or becomes void before any plan review effort has been expended. No portion of the plan review fee shall be refunded when any plan review effort has been expended.
- 3) 90% of the building, plumbing, electrical, and/or mechanical fee may be refunded when a permit is withdrawn, or cancelled or expires or becomes void before any work was done and before any inspections are performed. No portion of these fees shall be refunded when any work was done and/or any inspections have been performed.
- 4) Application for refund must be made within one year.

Agenda Request Sheet - All Informaton Must Be Filled In

Applicant: Jeff Robinson
10805 Mill Station Road
Sebastopol, CA 95472

Date Accepted: 02/14/2017
File #: ZPE17-0049
PCAS #: JR614700

Appellant:

Staff: *Vanessa Starv*
Sup District: District 5
Zoning: DA B6 20 Z, NONE

Parcel: 061-030-025

Williamson Act Contract: yes _____ no ☒
Neighborhood Notification: yes _____ no _____

Address: 10805 Mill Station Rd
Sebastopol, CA 95472

On-Site Public Hearing Sign: yes _____ no _____
Date Complete for Processing: _____

Description: Request for a Zoning Permit for a three bedroom Vacation Rental in an existing single family residence with a maximum overnight occupancy of 8 people. 24 hour contact information (831) 601-7856.

Env. Status: CE ☒ ND _____ MND _____ EIR _____

State Clearing House Review and 30 day notice? yes _____ no _____

Public Hearing: yes _____ no _____ **Continued Hearing:** yes _____ no _____ **from** _____ **County Counsel?** yes _____ no _____

Requested Date and Amount of Time: _____ **Need BOS Hearing:** yes _____ no _____ **Uncontested:** yes _____ no _____

OWNER

Name: YATES CAROLYN R TR

Addr: 1053 BENNETT WAY
SAN JOSE, CA 95125

REFERRALS AND NOTICING:

____ County Surveyor
____ Health Specialist
____ Sanitation
____ Grading and Storm Water
____ SUSMP
____ Building Inspection
____ Code Enforcement
____ Road Naming
____ So County Environmental Health
____ DTPW, Land Development
____ DTPW, Drainage
____ Ag Commissioner
____ Regional Parks
____ Fire and Emergency Services
____ FPD: CSA and FIRE SERVICES
____ Treasure Special Assessment
____ Assessor
____ Landmarks Commission
____ Landmarks Approval Required
____ Trans/BPAC
____ Communications
____ SCTA/RCPA
____ Sheriff Community Service Office
____ LAFCO
____ ALUC/CLUP

____ BOS Dist _____ Director
____ BOS Dist 1 Director and SVCAC
____ BOS Dist 4 Director and Jason Liles
____ Valley of the Moon Alliance and Kenwood Press
____ NW Inofrmation Center, S.S.U.
____ Milo Baker Chapter Conservation Committee
____ PG&E
____ School District
____ North Bay Corporation (Disposal)
____ US Army Corps of Engineers
____ State Coastal Commission-Appealable? Y _____ N _____
____ State Dept of Transportation (Catrans)
____ State Dept of Fish and Wildlife
____ State Dept of Forestry
____ State Dept of Health
____ State Parks and Recreation
____ Regional Water OCB: North Coast/SF Bay
____ Air Pollution Control: No. So County/Day Area AQM
____ City of _____ Dept.
____ Sonoma MOAG