

# Planning Application

## PJR-001

Unsure what is needed for file # and called multiple times to ask with no response.  
Happy to comply if we know what is needed.

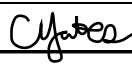
### Application Type(s):

- |  |   |
|--|---|
| <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      |
| <input type="checkbox"/> Zoning Permit for: _____        |   |

File # \_\_\_\_\_

- |   |  |
|---|--|
| <input type="checkbox"/> Minor Subdivision            | <input checked="" 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 |  |

**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 for public information purposes, including my contact information.**

PRINT CLEARLY					
<b>APPLICANT</b>			<b>OWNER (IF OTHER THAN APPLICANT)</b>		
Name Carolyn Yates			Name		
Mailing Address 1053 Bennett Way			Mailing Address		
City San Jose	State CA	Zip 95125	City	State	Zip
Day Ph (408) 828-5129	Email cyates@gmail.com		Day Ph ( )	Email	
Signature 		Date 4/11/2023	Signature		Date
<b>Billing Responsible Party (At-Cost Only)</b> <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other: _____					
<b>OTHER PERSONS TO RECEIVE CORRESPONDENCE</b>					
Name/Title Melissa Stacey			Name/Title Hannah Long		
Mailing Address			Mailing Address		
City	State	Zip	City	State	Zip
Day Ph ( )	Email info@spirithillfarm.net		Day Ph ( )	Email hannahlong413@gmail.com	
<b>PROJECT INFORMATION</b>					
Address(es) 10805 Mill Station Road				City Sebastopol	
Assessor's Parcel Number(s) 061-030-025-000					
Project Description <u>Vacation rental license application</u>					
Acreage			Number of new lots proposed		
Site Served by Public Water? <input type="checkbox"/> Yes <input type="checkbox"/> No			Site Served by Public Sewer? <input type="checkbox"/> Yes <input type="checkbox"/> No		
<b>TO BE COMPLETED BY PRMD STAFF</b>					
Planning Area	Supervisory District	<input type="checkbox"/> Critical Habitat	<input type="checkbox"/> Urban Service	Groundwater	<input type="checkbox"/> 1 / 2
Current Zoning		<input type="checkbox"/> NPDES	<input type="checkbox"/> Williamson Act	Availability	<input type="checkbox"/> 3 / 4
		Specific/Area Plan		Subject to	<input type="checkbox"/> EX
General Plan Land Use		Parcel Specific Policy		CEQA	<input type="checkbox"/> YES
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No.	
Previous Files		Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Application accepted by		Date			
Approved by		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."

Applicant Name: Carolyn YatesApplicant Signature: C. YatesOwner Name: Carolyn YatesOwner Signature: C. YatesDate: 4/11/2024File No.: Unsure what is needed for file # and called multiple times to ask with no response. Happy to comply if we know what is needed.

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.

**VACATION RENTAL LICENSE APPLICATION AND AFFIDAVIT**

**PJR-146**

- A. Vacation Rental Address: 10805 Mill Station Road, Sebastopol, CA 95472
- B. Issued Transient Occupancy Tax (TOT) #: 2958N
- C. Approved Transient Vacation Rental (TVR or ZPE) Permit #: ZPE 17-0049
- Do you currently hold ownership interest in more than one Vacation Rental within unincorporated Sonoma County?
- ☐ Yes, the associated TVR or ZPE #'s or address(es) are (list all that apply or list all on a separate sheet attached):
- No
- D. **Certified Property Manager Information** (note: if the information in this section differs from an existing PMR, then please also complete the [Property Manager Update Form PRJ-132](#) and upload the complete form with your Vacation Rental License Application package).
1. PMR # (issued by Permit Sonoma): 22-0106
  2. Name: Hannah Long
  3. Email Address: hannahlong413@gmail.com
  4. Phone Number: (510) 388-3506
- E. **Online Hosting Platform.**
- ☒ My vacation rental is registered with an online host (Airbnb, Vrbo, HomeAway etc.).
- F. **Restricted Structures.**
- ☒ My Vacation Rental is not located within a single family dwelling with a junior accessory dwelling unit (JADU).
- G. **Lighting.**
- ☒ All exterior lighting on my property is shown on the Lighting Plan included with my application and conforms with the following standards:
- ☒ Exterior lighting is fully shielded and downward facing (no floodlights, or uplights).
  - ☒ Light fixtures are not located on the periphery of the property and do not reflect off of existing structures.
  - ☒ Exterior lighting does not exceed 1.0 lux when viewed from beyond the property.
  - ☒ The color temperature of the exterior lighting does not exceed 3,000 Kelvin.
  - ☒ Security lighting is not in use, or it is used and is motion-activated.
- H. **Emergency Access.**
- ☐ My vacation rental is located behind a locked gate or within a gated community and a gate code or lockbox with keys ("Knox Box" or similar) is provided for exclusive use by first responders.
- ☒ My vacation rental is not located behind a locked gate or within a gated community.
- I. **Evacuation During Emergencies.**
- ☒ Written evacuation instructions identifying the evacuation zone, evacuation route, and the CalFire Evacuation Checklist are provided to guests and posted within my vacation rental.
  - ☒ The written evacuation instructions posted within my vacation rental require guests to leave the property when a Voluntary Evacuation Order is issued for the Evacuation Zone where my vacation rental is located and my Property Manager will inform guests when a Voluntary Evacuation Order is issued.
- J. **Emergency Communication.**
- ☒ A NOAA Alert Weather Radio (with instructions for use provided) and operational telephone (landline or broadband-connected VoIP phone) is provided for guest use.

## A. VACATION RENTAL LICENSE AFFIDAVIT

I, Carolyn Yates, acknowledge that in applying for a Vacation Rental License pursuant to Chapter 4, Article III of the Sonoma County Code, I do hereby agree to abide by and conform to the Vacation Rental License 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 License does not grant an entitlement to the property, but rather to the property owner, and that the Vacation Rental License automatically expires upon property sale or transfer with no further action required on the part of the County (license does not run with the land).

I will abide by the Vacation Rental License Standards and limitations and shall post a copy of the license, the license standards, and land use permit inside the vacation rental in a prominent location within 6 feet of the front door, and that a copy of the license, the license standards, and land use permit must be included in all rental agreements.

I hereby also acknowledge that the approval of this Vacation Rental License in no way permits 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 is based on my representations to Permit Sonoma (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 is not contrary to any covenant, code, or restriction which may govern the Vacation Rental property.

### PROPERTY OWNER

Printed Name Carolyn Yates

Signature C. Yates

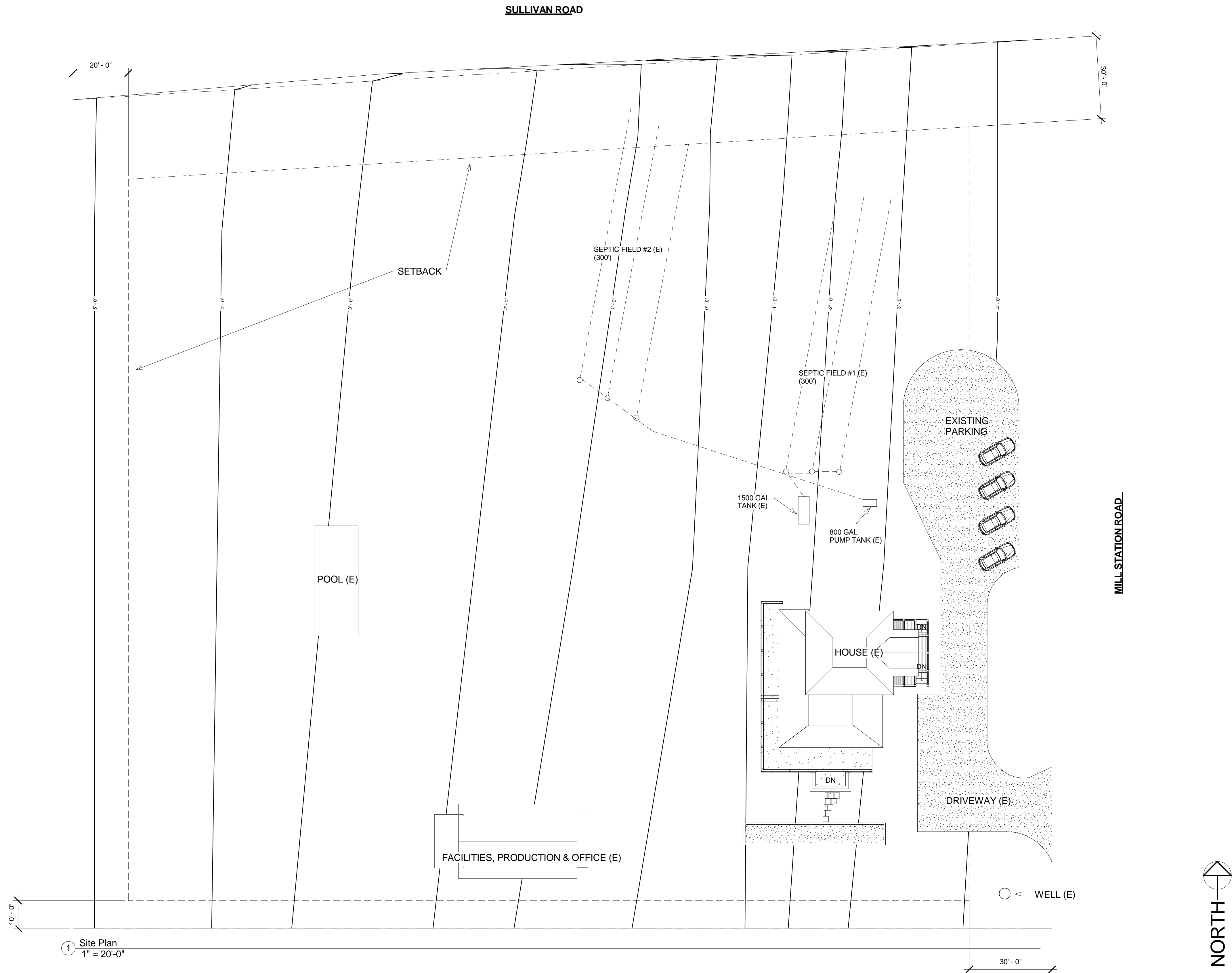
Date 4/11/2024

### CERTIFIED PROPERTY MANAGER

Printed Name Hannah Long

Signature Hannah Long

Date 4/11/2024



DWELLINGPOINT DESIGN  
707.829.4700

Spirit Hill Farm  
10805 Mill Station Road  
Sebastopol, CA 95472

Addition

# Site Plan

Copyright 2013 Dwellingpoint Design

Project number	121101
Date	June 17, 2013
Drawn by	Niko Preovolos
Version	FINAL

C100

Scale 1" = 20'-0"