



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

August 1, 2016

CRAIG LICHTY
16690 MISSION WAY
SONOMA CA 95476

Re: File No. **ZPE15-0654**; Zoning Permit, "Hosted Rental"
Address: 16690 Mission Way, Sonoma
APN: 056-562-004

This notice is to inform you your Zoning Permit request for operation of a Hosted Rental has been approved. This approval is subject to the limits and performance standards identified herein. ***Your Hosted Rental may operate only in accordance with all Hosted Rental standards found in Sec 26-88-118, as provided below:***

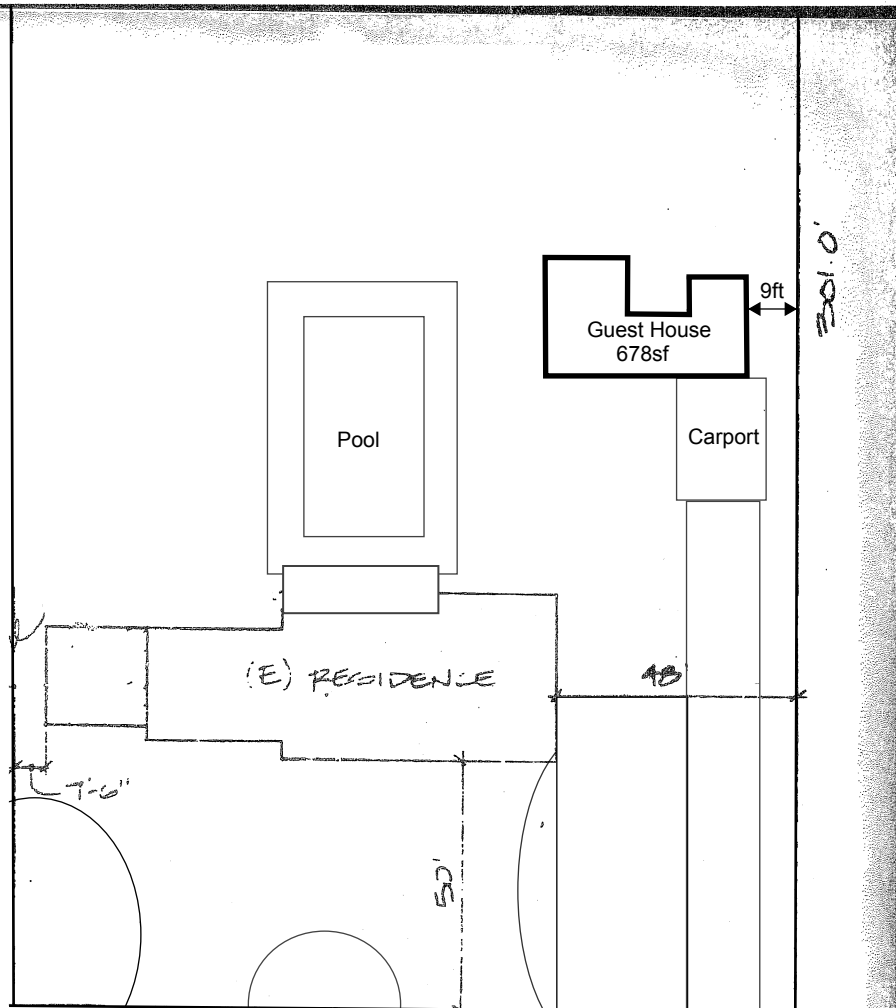
1. **Transient Occupancy Tax.** The property owner shall maintain a transient occupancy tax certificate and remain current on all required reports and payments. Owner or authorized agent shall include the certificate number on all contracts or rental agreements, and in any advertisements, websites or internet listings.
2. **Kitchen.** A kitchen is prohibited.
3. **Food Service.** Food service, if provided, shall be limited to breakfast served to inn guests only, and shall be subject to the approval of the Sonoma County Department of Health Services.
4. **Owner in Residence.** The property owner must be in residence at all times during occupancy of the Hosted Rental.
5. **Events Prohibited.** Weddings, lawn parties, or similar activities are prohibited.
6. **Vehicles.** Limit of one (1) vehicle associated with the transient use.
7. **Noise Limits.** Outdoor amplified sound is prohibited. All activities associated with the transient use shall meet the General Plan noise standards. Quiet hours shall be from 10:00 p.m. to 7:00 a.m. The property owner shall ensure that the quiet hours are included in rental agreements and in all online advertisements and listings.
8. **Pets.** Pets, if allowed by the property owner, shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.
9. **Outdoor Fire Areas.** Outdoor fire areas, when not prohibited by state or local fire bans, may be allowed but shall be limited to three (3) feet in diameter; shall be located on a non-combustible surface; shall be covered by a fire screen; and shall be extinguished as soon as it is no longer in use or by 9:00 p.m., whichever is earlier. No fire or fire area shall be located within twenty-five (25) feet of a structure or combustible material.
10. **Septic Systems and Sewer Connections.** The property owner shall maintain a properly functioning septic system or sewer connection.
11. **Expiration.** This zoning permit expires upon sale or transfer of the property, or when the property becomes unoccupied by a primary owner, whichever occurs sooner.

Please feel free to contact the Vacation Rentals Hotline at 565-1932 with questions regarding these instructions or any other aspects of the County's Hosted Rental regulations.

Thank you for your efforts to ensure that your hosted 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,

Derik Michaelson
Project Planner



MISSION AVENUE

SITE PLAN

1"=30'-0"

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GENERAL STRUCTURAL NOTES

1. ALL CONCRETE SHALL BE $f_c=2,500$ psi, MINIMUM.
2. ALL REINFORCING STEEL SHALL BE ASTM A616, GRADE 60.
3. ALL REINFORCING STEEL SHALL BE 40 DIAMETERS, MINIMUM.
4. FOOTING SHALL BE POURED AGAINST UNDISTURBED SOIL.
5. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR NO. 2 GRADE OR BETTER.
6. ALL MUDDSLS SHALL BE PRESSURE TREATED DOUGLAS FIR NO. 2 GRADE OR BETTER AND SHALL BE TYPED.

FLOOR PLAN

ZPE15-0654
Restored Floor Plan
July 2016

