

VACATION RENTAL AFFIDAVIT
David Wabel

This is to acknowledge that I, _____, 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.**



01/15/2019

Date _____

Signature of Property Owner



Date 01 / 16 / 2020

Signature of Property Manager or Designated Representative

FILE: ZPE16-0495
TOM Cocuzzi PM update
Applicant
15691 Old Cazadero Rd.
Address
072-310-016
APN

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, Christina Hernandez, mailed the attached notice to:

n/a the County Clerk's Office on _____.

n/a the newspaper on _____.

CMH to each owner of record within 300 feet of the subject property and to applicant/owner and
others that have requested notification on _____.

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

02/19/2020
(Date)

CMH
(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. ZPE16-0495

RULES AND PERFORMANCE STANDARDS

Property Address: 15691 Old Cazadero Road, Guerneville

TOT Certificate No: 2863N APN: 072-310-016

- Guestrooms.** This vacation rental is permitted to have up to 1 guestroom.
- Maximum Overnight Occupancy.** The maximum overnight occupancy for this vacation rental is 4 persons, not including children under three (3) years of age.
- Maximum Number of Day Guests and Visitors.** The maximum number of registered guests and their visitors allowed during the day is 10 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.
- 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.
- Parking.** This vacation rental must provide at least 1 off-street parking space(s). The maximum number of vehicles allowed for overnights guests shall be 1.
- 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.
- Pets.** If allowed, pets and service animals must be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited.
- Trash and Recycling Facilities.** Recycling and refuse storage bins shall not be stored within public view unless in compliance with neighborhood standards.
- Septic Systems and Sewer Connections.** The owner shall maintain a properly functioning septic system or sewer connection.
- 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.

24/7 Property Manager: Tom Cocuzzi

24-hour Phone: (415) 312-1398

072-310-036
ASHLEY EVELYN E
PO BOX 14
KAAAWA HI 96730-0014

072-320-014
COLE-ARNOLD MICHELLE
15903 OLD CAZADERO RD
GUERNEVILLE CA 95446-9010

072-320-011
COLE-ARNOLD MICHELLE
15903 OLD CAZADERO RD
GUERNEVILLE CA 95446-9010

072-310-040
DAY ADRIAN H
PO BOX 1915
GUERNEVILLE CA 95446-

072-310-008
DEVERA MARILYN M TR & DEVERA MANOLITO B T
2501 WOOLNER AVE
FAIRFIELD CA 94533-6826

072-310-041
ELLIS TERESA LYNN
18901 SMOOTHSTONE WAY #3
MONTGOMERY VILLAGE M 20886-

072-310-033
FAIR JAMES LEE ROY TR ET AL
68 CANYON RD
FAIRFAX CA 94930-

072-320-029
HALL JENNIFER ET AL
1828 ILLINOIS ST
SAN FRANCISCO CA 94124-

072-320-024
KENNY THOMAS W & MILLS CLAIRE
2820 GREENWICH ST #2
SAN FRANCISCO CA 94123-

072-310-004
KOENIG ANN P TR
448 ALMANOR AVE
SOUTH SAN FRANCISCO 94080-4224

072-310-014
KOENIG ANN P TR
448 ALMANOR AVE
SOUTH SAN FRANCISCO 94080-4224

072-021-012
LANGERMAN DONNA L
PO BOX 1415
GUERNEVILLE CA 95446-1415

072-310-009
LEYDEN JOHN P TR & LEYDEN GEORGE L TR
15625 OLD CAZADERO RD
GUERNEVILLE CA 95446-9612

072-310-029
MC GEE LENORA DE ANNE TR
612 COLONIAL PARK DR
SANTA ROSA CA 95403-

072-310-030
MOELLER DE ANNE TR
612 COLONIAL PARK DR
SANTA ROSA CA 95403-

072-320-027
MOELLER DE ANNE TR
612 COLONIAL PARK DR
SANTA ROSA CA 95403-

072-320-017
MOELLER DE ANNE TR
612 COLONIAL PARK DR
SANTA ROSA CA 95403-

072-320-023
MOELLER DE ANNE TR
612 COLONIAL PARK DR
SANTA ROSA CA 95403-

072-320-026
MOELLER DEANNE TR
612 COLONIAL PARK DR
SANTA ROSA CA 95403-1186

072-310-016
NIELSEN BIRGIT
15691 OLD CAZADERO RD
GUERNEVILLE CA 95446-9612

072-310-022

**POLLIO ROBERT W & BARBARA J
PO BOX 2843
GUERNEVILLE CA 95446-2843**

072-310-043

**REED JEFFREY BARTON TR & REED GAELE KNIGHT
14395 CAMINO DEL ARROYO
GUERNEVILLE CA 95446-9613**

072-320-020

**SUMNER STEPHEN A
15921 OLD CAZADERO RD
GUERNEVILLE CA 95446-**

072-310-042

**WEISBROD RICHARD & COLLOPY CLAIRE C
6626 BANNING DR
OAKLAND CA 94611-**

DAVID WABEL

**149 BARBAREE WAY
BELVEDERE TIBURON, CA 94920**