

Planning Application

PJR-001

Application Type(s):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. or Timber Preserve/Contract | <input type="checkbox"/> Design Review Full | <input type="checkbox"/> Voluntary Merger | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Cert. of Compliance | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | <input checked="" type="checkbox"/> Other: <u>Vacation Rental</u> |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Zoning Permit for: _____ | | | |

File # _____

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							
APPLICANT			OWNER (IF OTHER THAN APPLICANT)				
Name David Wabel			Name				
Mailing Address 212 Steiner Street			Mailing Address				
City San Francisco	State CA	Zip 94117	City	State	Zip		
Day Ph (415) 298 3627	Email info@oldcazaderocabin.com		Day Ph ()	Email			
Signature		Date 1/19/2024	Signature		Date		
Billing Responsible Party (At-Cost Only) <input type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Other: _____							
OTHER PERSONS TO RECEIVE CORRESPONDENCE							
Name/Title			Name/Title				
Mailing Address			Mailing Address				
City	State	Zip	City	State	Zip		
Day Ph ()	Email		Day Ph ()	Email			
PROJECT INFORMATION							
Address(es) 15691 Old Cazadero Road				City Guerneville			
Assessor's Parcel Number(s) 072-310-016-000							
Project Description 1 Bedroom Single Family Dwelling with Hot Tub							
Acreage .13			Number of new lots proposed				
Site Served by Public Water? <input checked="" type="checkbox"/> Yes <input 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		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
General Plan Land Use		Parcel Specific Policy		Specific/Area Plan		Subject to	<input type="checkbox"/> EX
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					



VACATION RENTAL LICENSE APPLICATION AND AFFIDAVIT

PJR-146

- A. Vacation Rental Address: 15691 Old Cazadero Road, Guerneville, CA 95446
- B. Issued Transient Occupancy Tax (TOT) #: 2863N
- C. Approved Transient Vacation Rental (TVR or ZPE) Permit #: ZPE 16-0495
- 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):
- _____
- _____
- 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): PMR18-0359
 2. Name: Tom Cocuzzi
 3. Email Address: wonderlandvacay@gmail.com
 4. Phone Number: 415 312 1398
- 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

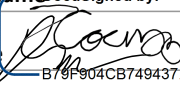
David Wabel

I, _____, 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 **David Wabel**
DocuSigned by: _____
Signature 
B79F904CB749437...
Date _____

CERTIFIED PROPERTY MANAGER

Printed Name **Tom Cocuzzi**
DocuSigned by: _____
Signature 
B79F904CB749437...
Date **1/21/24**




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: _____

Applicant Signature:  _____

Owner Name: _____

Owner Signature:  _____

Date: _____

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.

SITE PLAN

15691 Old Cazadero Road

Guerneville, CA 95446

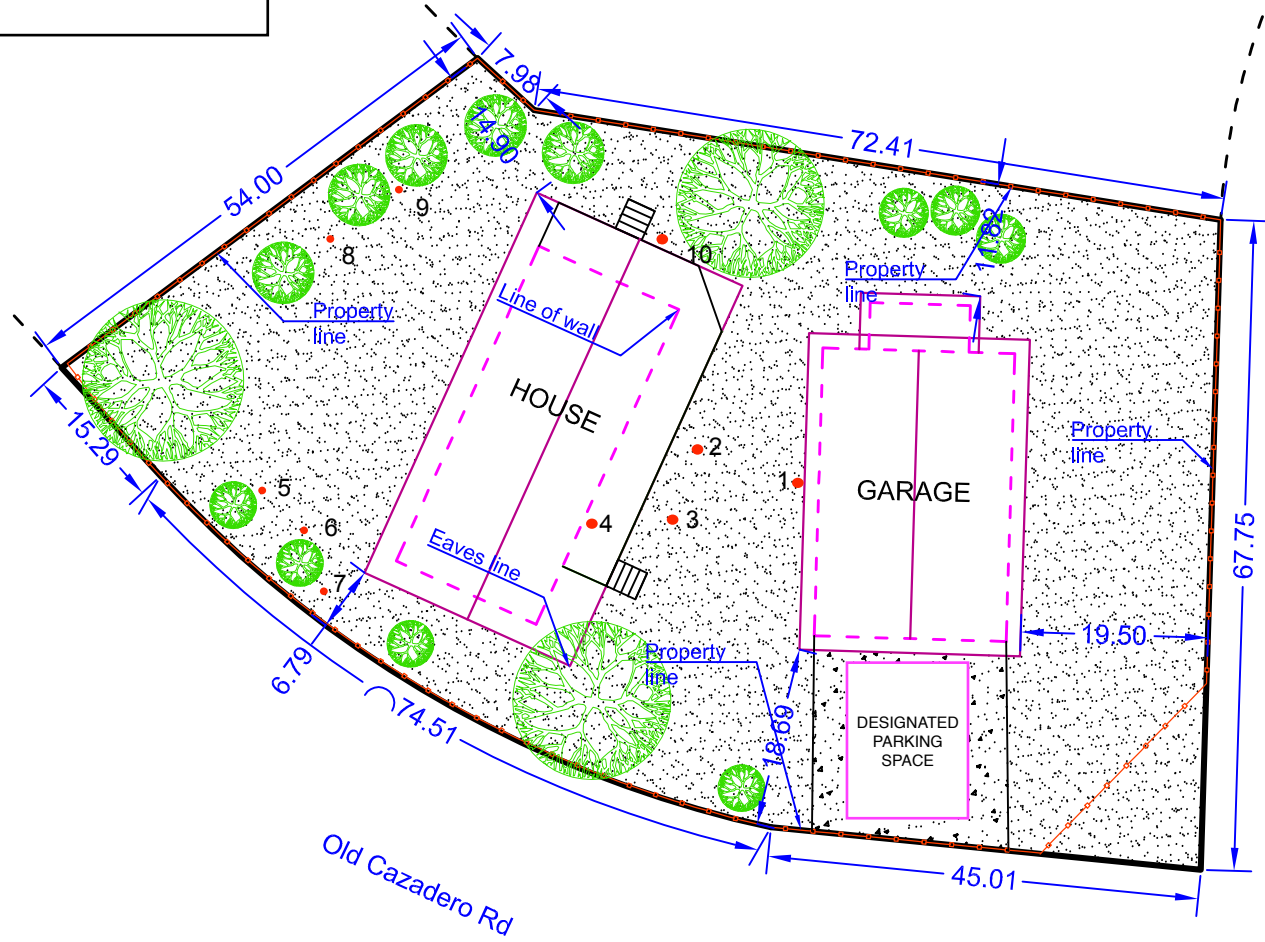
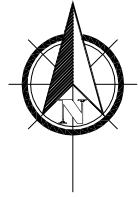
Parcel ID:

Lot Area: .13 Acres

Paper Size: 11"x17"

● Exterior Lighting

#1. Shielded / Property-aimed PAR Floodlight - on movement timer
#2,3,4,5,6,7,8,9,10. Fully Shielded Period Style Fixtures.



15691 Old Cazadero Rd
Guerneville, CA 95446
Scale 1"=20'