

VACATION RENTAL LICENSE APPLICATION AND AFFIDAVIT

PJR-146

- A. Vacation Rental Address: 2303 GROVE STREET SONOMA CA 95476
- B. Issued Transient Occupancy Tax (TOT) #: ^{Act} 3772 / CECT # 37510
- C. Approved Transient Vacation Rental (TVR or ZPE) Permit #: TVR 19-0164
 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): PMR 19-0162
 2. Name: GREGORY GOODE
 3. Email Address: GG@GREGORYGOODE.COM
 4. Phone Number: 917 446 8177
- E. Online Hosting Platform.
 My vacation rental is registered with an online host (Airbnb, Vrbo, HomeAway etc.). AIRBNB ONLY
- 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, GREGORY GOODE, 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 GREGORY GOODE

Signature *[Handwritten Signature]*

Date 4/9/2024

CERTIFIED PROPERTY MANAGER

Printed Name GREGORY GOODE

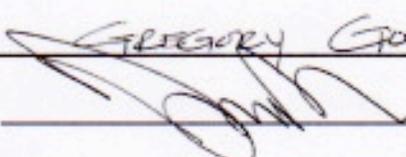
Signature *[Handwritten Signature]*

Date 4/2024



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: GREGORY GOODEApplicant Signature: Owner Name: GREGORY GOODEOwner Signature: Date: 4 1 2024File No.: TVR 19-0164

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.

Planning Application

PJR-001

Application Type(s):

- Admin Cert. Compliance
- Ag. or Timber Preserve/Contract
- Conditional Cert. of Compliance
- Cert. of Modification
- Coastal Permit
- Zoning Permit for: _____

- Design Review Admin.
- Design Review Full
- General Plan Amendment
- Lot Line Adjustment
- Major Subdivision

File # TVR19-0164

- Minor Subdivision
- Voluntary Merger
- Ordinance Interpretation
- Second Unit Permit
- Specific/Area Plan Amendment
- Use Permit
- Variance
- Zone Change
- Other: _____

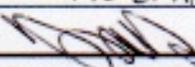
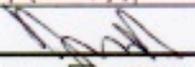
VACATION RENTAL LICENSE

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 <u>GREGORY GOODE</u>			Name <u>GREGORY GOODE</u>		
Mailing Address <u>2303 GROVE STREET</u>			Mailing Address <u>2303 GROVE STREET</u>		
City <u>SONOMA</u>	State <u>CA</u>	Zip <u>95476</u>	City <u>SONOMA</u>	State <u>CA</u>	Zip <u>95476</u>
Day Ph <u>(977) 446 8177</u>	Email <u>gg@gregorygoode.com</u>		Day Ph <u>(977) 446 8177</u>	Email <u>GG@GREGORYGOODE.COM</u>	
Signature 		Date <u>4/1/2024</u>	Signature 		Date <u>4/1/2024</u>

Billing Responsible Party (At-Cost Only) Applicant Owner Other: _____

OTHER PERSONS TO RECEIVE CORRESPONDENCE

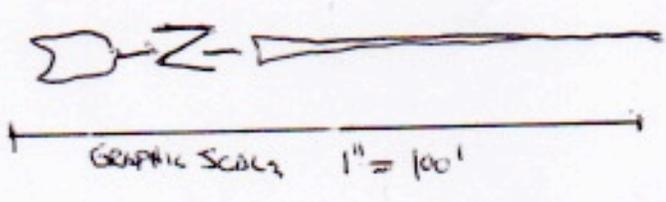
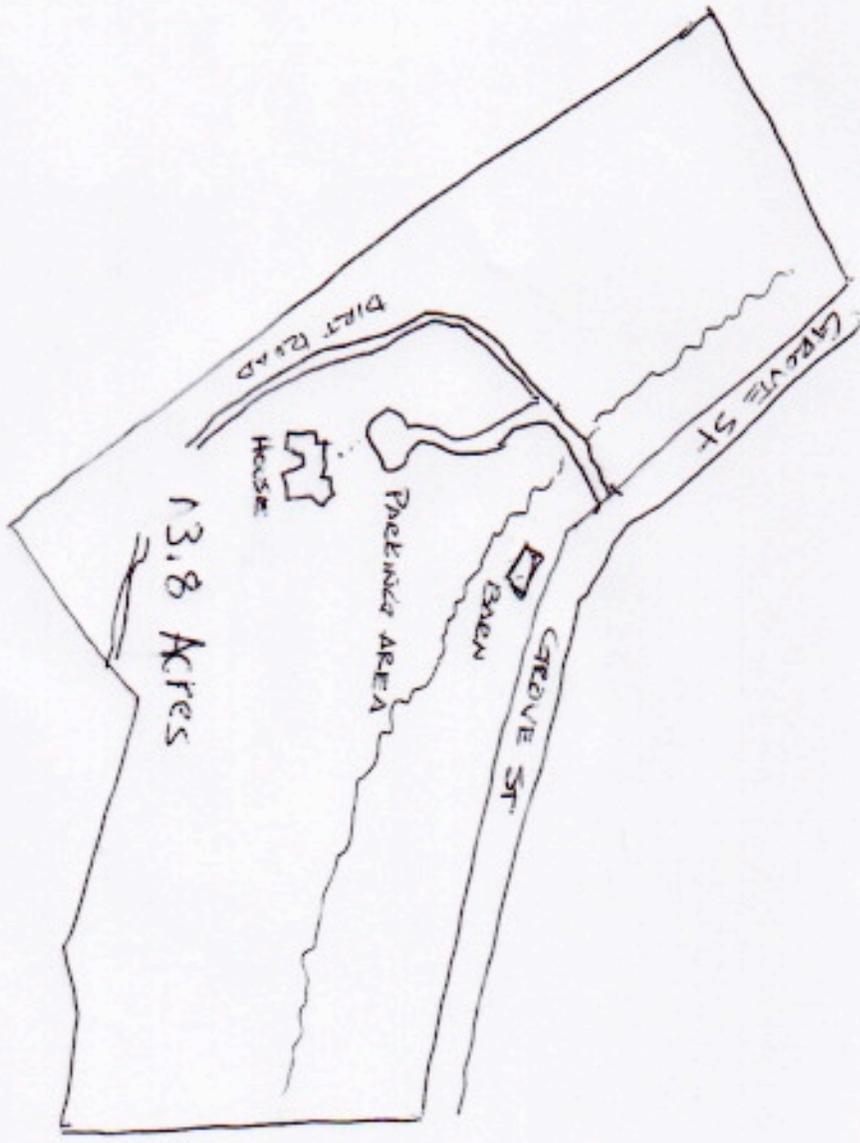
Name/Title			Name/Title		
Mailing Address			Mailing Address		
City	State	Zip	City	State	Zip
Day Ph ()	Email		Day Ph ()	Email	

PROJECT INFORMATION

Address(es) <u>2303 GROVE STREET</u>	City <u>SONOMA</u>
Assessor's Parcel Number(s) <u>133-030-009</u>	
Project Description <u>VACATION RENTAL LICENSE</u>	
Acreage <u>13.3</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	Supervisorial 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		Specific/Area Plan		Subject to	<input type="checkbox"/> EX
		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				



GREG GOODF.
 Project Information
 135-030-009-000
 2303 GARVEE ST
 SOMOMA CA 95476

EXT

DOWN LIGHT 6 TOTAL

SKETCH ADDENDUM EXTERIOR LIGHT PLAN

Client	6006	4/1/2024	TOM ANDRESCA	FER & GOODE
Property Address	2303 GROVE ST.			
City	Sonoma	County	Sonoma	State CA Zip Code 95476
917446 8177	LIGHTING PLAN EXTERIOR		3/16 SCALE = 1 FOOT	



↑
NORTH

