

VACATION RENTAL LICENSE APPLICATION AND AFFIDAVIT**PJR-146**

- A. Vacation Rental Address: _____
- B. Issued Transient Occupancy Tax (TOT) #: _____
- C. Approved Transient Vacation Rental (TVR or ZPE) Permit #: _____
- 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): _____
 2. Name: _____
 3. Email Address: _____
 4. Phone Number: _____
- 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.

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 type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Coastal Permit	<input type="checkbox"/> Major Subdivision	<input type="checkbox"/> Specific/Area Plan Amendment	
<input type="checkbox"/> Zoning Permit for: <u>License Application for Vacation Rental on the Coast</u>			

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 <u>Gian Vanzo</u>			Name <u>Johanna Desbordes</u>		
Mailing Address <u>9880 Hillside Dr</u>			Mailing Address <u>9880 Hillside Dr</u>		
City <u>Forestville</u>	State <u>CA</u>	Zip <u>95436</u>	City <u>Forestville</u>	State <u>CA</u>	Zip <u>95436</u>
Day Ph <u>415 858 3580</u>	Email <u>gvanzo@gmail.com</u>		Day Ph <u>415 858 3580</u>	Email <u>gvanzo@gmail.com</u>	
Signature 		Date <u>09/19/24</u>	Signature 		Date <u>09/19/24</u>
Billing Responsible Party (At-Cost Only) <input checked="" 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) <u>9500 El Camino</u>			City <u>Jenner</u>		
Assessor's Parcel Number(s) _____					
Project Description _____					
Acreage _____			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
		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: _____

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.

A. VACATION RENTAL LICENSE AFFIDAVIT

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

Signature

Date

CERTIFIED PROPERTY MANAGER

Printed Name

Signature

Date

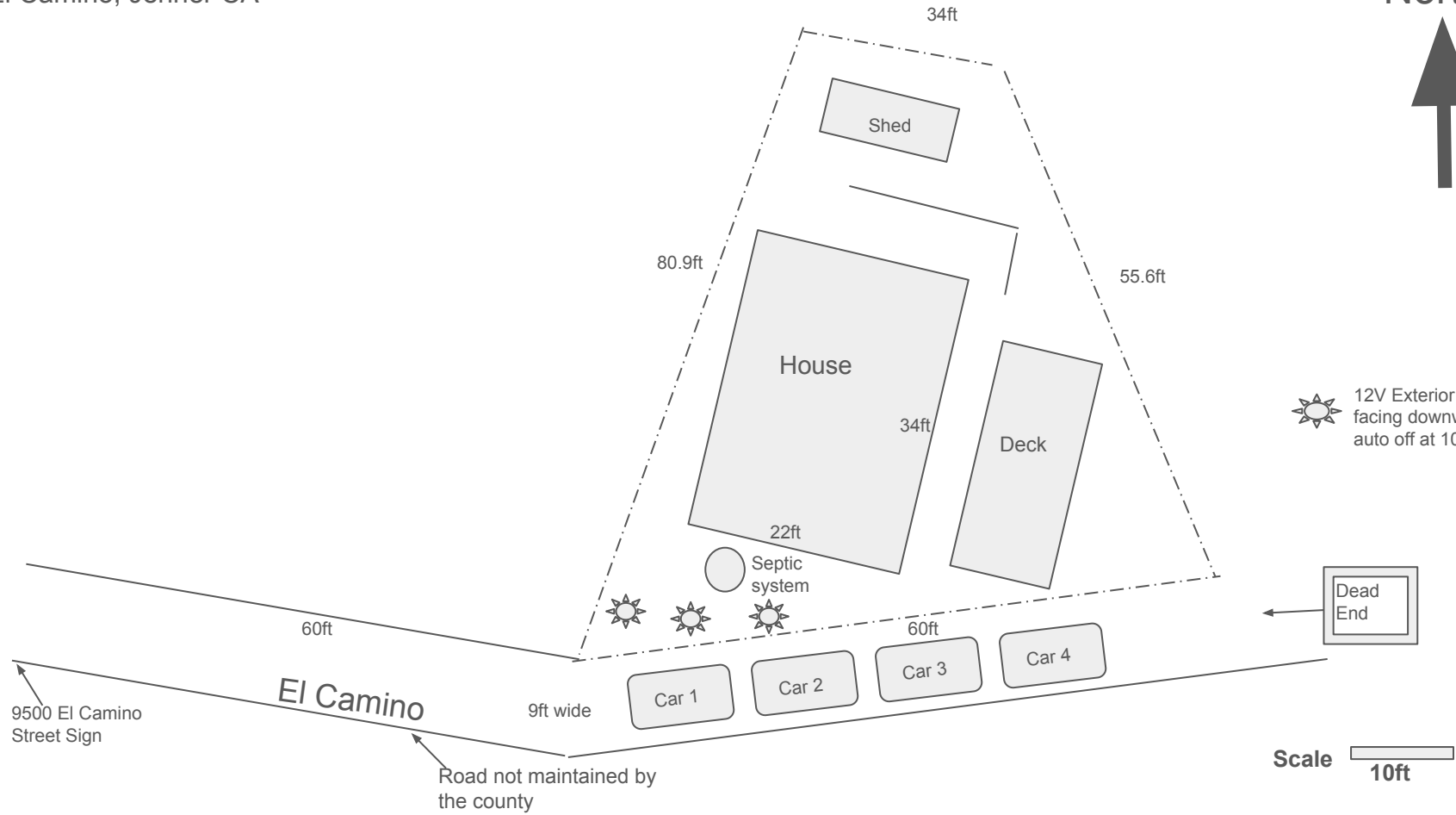
Site Plan

9500 El Camino, Jenner CA
95450

Willig Drive

Balboa Ave

North



2023024954RECORDING REQUESTED BY
Doma Title of California, Inc.Official Records of Sonoma County
Deva Marie Proto
06/05/2023 12:04 PM
DOMA TITLE OF CALIFORNIA, INC. - SANTA ROSA

DEED 3 Pgs

Fee: \$30.00

County Tax: \$979.00



Space Above This Line for Recorder's Use Only

A.P.N.: 099-112-002-000
File No.: 56610-23-00275Exempt from fee per GC 27388.1(a)(2)(A); recorded in
connection with a transfer subject to the imposition of
documentary transfer tax.**GRANT DEED**The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX: \$979.00; CITY TRANSFER TAX: \$0.00; SURVEY
MONUMENT FEE: N/A

- ☒ computed on the consideration or full value of property conveyed, OR
☐ computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
☒ unincorporated area; ☐ City of _____, and
☒ EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Patrick M. Lizza, an unmarried man

hereby GRANTS to Gian Marco Toffano Vanzo and Johanna Desbordes, husband and wife as joint tenants

the following described property in the unincorporated area of the County of Sonoma, State of California:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

Dated: June 2, 2023


Patrick M. Lizza

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA) SS
COUNTY OF SONOMA)

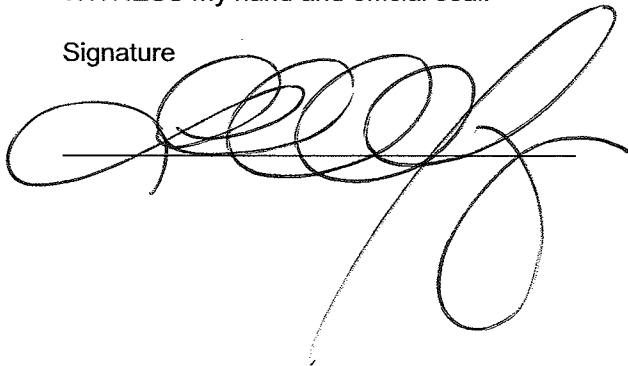
On JUNE 2ND, 2023, before me, L.M. KELSAY,
Notary Public, personally appeared PATRICK M. LIZZA

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature





This area for official notarial seal

EXHIBIT A

A.P.N.: 099-112-002-000

LOT 34, TERRACE "D" AS DELINEATED AND SO DESIGNATED UPON THE MAP ENTITLED, "JENNER BY THE SEA, A SUBDIVISION OF THE LAND OF THE JENNER LUMBER COMPANY, BEING A PORTION OF THE CHARLES RULE RANCH, SONOMA COUNTY, CALIFORNIA," ETC., FILED IN THE OFFICE OF THE COUNTY RECORDER ON JUNE 11, 1914, IN BOOK 31 OF MAPS, PAGES 3 AND 4, SONOMA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 34; THENCE EASTERLY ALONG THE NORTHERLY END THEREOF, 15 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHERLY ALONG THE EASTERLY SIDE OF SAID LOT, 10 FEET; THENCE WESTERLY AND IN A DIRECT LINE TO THE PLACE OF COMMENCEMENT.