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## VACATION RENTAL LICENSE POST WITHIN 6 FEET OF FRONT DOOR

October 21, 2024

The following vacation rental license has been approved:

**Vacation Rental License No.:** LIC24-1175  
**License Expires Annually On:** October 21, 2025  
**Land Use Permit No.:** Exempt per Ordinance No. 6447  
**Address:** 9500 El Camino, Jenner  
**APN:** 099-112-002  
**Property Owner:** Gian Vanzo & Johanna Desbordes  
**Certified Property Manager:** Gian Vanzo  
**Property Manager Contact:** (415) 858-3580  
**TOT Certificate No.:** 4664N  
**Quiet Hours:** 9:00pm to 7:00am



To review permits  
associated with this  
rental, scan above or visit:  
[parcelsearch.permitsonoma.org/](https://parcelsearch.permitsonoma.org/)

Vacation rental activities may now commence until the date of license expiration, in accordance with the required standards provided by this license, pursuant to Chapter 4 Article VIII of the County Code (Vacation Rental Licenses, enclosed). Courtesy notifications of this license approval have been sent to the neighbors surrounding the vacation rental(s) explaining these standards as they pertain to your license. This letter constitutes your license and must be posted within 6 feet of the front door of the licensed rental.

### License Term and Renewal:

Vacation Rental Licenses expire 1 year from the date of issuance. It is the license holder's responsibility to maintain an active license and to apply for renewal in advance of expiration. Permit Sonoma recommends submittal of license renewal applications 60 days in advance of expiration. See [permitsonoma.org/vacationrentallicense](https://permitsonoma.org/vacationrentallicense) for renewal instructions.

### Vacation Rental License Standards:

A vacation rental must comply with the License Standards provided under Sec. 4-205 of the Vacation Rental Ordinance. A copy of the license, the license standards, and the associated land use permit must be included in all rental agreements and posted inside the vacation rental in a prominent location within six (6) feet of the front door.

### Vacation Rental Advertisement:

All advertising information pertaining a vacation rental property must conform to the license and include the following: vacation rental license number; notification that nighttime hours must be observed between 9:00 p.m. and 7:00 a.m.; notification that no outdoor amplified sound is allowed; and the transient occupancy tax certificate number for the property.

### Certified Property Managers:

Sec. 4-207 of the Vacation Rental License Ordinance requires that your certified property manager be available to the public and Permit Sonoma at all times while the vacation rental is occupied. After receiving a complaint related to the vacation rental from either the public or Permit Sonoma, the certified property manager must contact the vacation rental tenants within one (1) hour between 7 a.m. and 9 p.m., and within 30 minutes between 9 p.m. and 7 a.m.

If the certified property manager changes, the licensee must submit a supplemental license form and applicable fees to Permit Sonoma. The vacation rental cannot operate until the supplemental license form has been received and accepted by Permit Sonoma.

**Complaint Resolution:**

The certified property manager is responsible for resolving all complaints related to violation of the license and land use permit. Each complaint and its resolution must be reported to Permit Sonoma within 24 hours of the complaint being received. Failure to respond accordingly to address complaints may result in license or certification suspension or revocation.

**Suspension or Revocation:**

The Director may suspend or revoke a license or property manager certification in the event of one or more of the following:

1. License issuance or certification was based on inaccurate or incomplete information.
2. The vacation rental has operated in nonconformance with the Sonoma County Code or license.
3. The vacation rental constitutes a nuisance.
4. The certified property manager has not complied with the requirements of Sec. 4-207.
5. Licensee has failed to pay fees or civil penalties associated with the vacation rental.

To revoke or suspend a license or certification, the Director of Permit Sonoma must issue a written notice to the licensee and certified property manager. The address of the vacation rental(s); License number or certification number; Reason for suspension or revocation; and a statement of appeal rights.

You can review the complete Vacation Rental Ordinance [here](#). For additional information, please contact Permit Sonoma Vacation Rentals at (707) 565-1932 or visit the website at <https://permitsonoma.org/vacationrentals>

Thank you for your efforts to ensure that your vacation 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,

Christina Hernandez  
Project Planner

Enclosure:        Sec. 4-205 License Standards (for posting)



## **Sec. 4-205 License Standards.**

A vacation rental must comply with the following:

**A. Compliance Generally.** A vacation rental must obtain zoning clearance and comply with all applicable laws and regulations.

### **B. Noise.**

1. Daytime noise. Between the hours of 7 a.m. and 9 p.m., average noise must not exceed the following limits:

- 50 decibels for 30 minutes in any hour
- 55 decibels for 15 minutes in any hour
- 60 decibels for 5 minutes in any hour
- 65 decibels for 72 seconds in any hour

2. Nighttime noise. Between the hours of 9 p.m. and 7 a.m., average noise must not exceed the following limits:

- 45 decibels for 30 minutes in any hour
- 50 decibels for 15 minutes in any hour
- 55 decibels for 5 minutes in any hour
- 60 decibels for 72 seconds in any hour

3. Decibel definition. "Decibel" means the sound pressure relative to 20 micropascals as measured at the property line, adjusted to International Organization for Standardization ISO 226 equal loudness contours.

4. Outdoor amplified sound prohibited. Outdoor amplified sound and loud impulsive sounds, such as drumming, are prohibited.

**C. Lighting.** The property owner must submit a lighting plan that conforms to the following. Exterior lighting must be fully shielded and downward facing. Light fixtures must not be located at the periphery of the property and must not reflect off structures. Security lighting may only be motion-sensored. Flood lights and uplights are prohibited. Luminaries must not exceed 1000 lumens per fixture. Total illuminance beyond the property line must not exceed 1.0 lux. The color temperature of exterior lighting must not exceed 3000 Kelvin.

**D. Parking.** On-street parking must conform to the Sonoma County Parking Regulations and the California Vehicle Code.

**E. One Tenant.** A vacation rental may only be rented to 1 tenant group at a time.

**F. Junior Accessory Dwelling Units.** A license may not be issued for a single family dwelling with a junior accessory dwelling unit, and a license is void if a junior accessory dwelling unit is developed after license issuance.

**G. Pets.** A pet, if allowed by licensee, must be secured on the property at all times and cannot be left unattended. Guests must comply with Sonoma County leash law (Section 5-115).

**H. Trash and Recycling Facilities.** Recycling and refuse storage bins must not be stored within public view unless in compliance with neighborhood standards. Recycling and trash receptacles must be returned to screened storage areas within 24 hours of trash pick-up.

**I. Outdoor Burning.** Outdoor burning of solid fuels is prohibited.

**J. Fireworks prohibited.** Possession or discharge of fireworks, as defined in California Health and Safety Code Section 12511, is prohibited.

**K. Defensible Space.** A vacation rental property must be maintained in compliance with Chapter 13A (Duty to Maintain Defensible Space and Abate Hazardous Vegetation and Combustible Material).



**L. Transient Occupancy Tax and Business Improvement Area Assessments.**

1. Tax Compliance. A licensee must maintain a transient occupancy tax (TOT) certificate and remain current on all required reports and payments for TOT and Business Improvement Area assessments (BIA).
2. Online Hosting Platform.
  - i. A licensee must disclose if the vacation rental is registered with an online host.
  - ii. If an online host will pay TOT and BIA on the licensee's behalf, it is the licensee's responsibility to confirm the correct amount of TOT and BIA are collected. The licensee remains liable for any TOT and BIA not collected on its behalf.
  - iii. "Online host" means an online hosting platform for vacation rentals, such as VRBO, Airbnb, HomeAway, etc.

**M. Emergency Access.** If a vacation rental is located behind a locked gate or within a gated community, a gate code or a lockbox with keys ("Knox Box" or similar) must be provided for exclusive use by first responders.

**N. Evacuation During Emergencies.** Written evacuation instructions identifying the evacuation zone, evacuation route, and the Calfire Evacuation Checklist must be provided to guests and posted within the vacation rental. Guests must leave the property when a Voluntary Evacuation Order is issued for the evacuation zone. The certified property manager must inform guests when a Voluntary Evacuation Order is issued.

**O. Emergency Communication.** A National Oceanic and Atmospheric Administration (NOAA) Alert Weather Radio and operational telephone land line or broadbandconnected VoIP phone must be provided. Instructions for operation of the NOAA Alert Weather Radio must be included in the evacuation instructions.

**P. Contact Information.** Licensee and certified property manager must provide the Department a current phone number, email address, and mailing address, and update the contact information as needed. This contact information may be used to address complaints, convey general program information, and serve legal notices related to violations and suspension or revocation. Messages and mail must be checked regularly.

**Q. License Posting and Inclusion in Rental Agreements.**

1. A copy of the license, the license standards, and land use permit must be posted inside the vacation rental in a prominent location within 6 feet of the front door.
2. A copy of the license, the license standards, and land use permit must be included in all rental agreements.

**R. Advertisements.** Advertising, handouts, flyers, internet listings, and any other information provided for a vacation rental must conform to the license, land use permit, and this section and include the following:

1. License number;
2. Maximum occupancy, not including children under 3 years old;
3. Maximum number of vehicles allowed on and off site;
4. Notification that quiet hours must be observed between 9:00 p.m. and 7:00 a.m.;
5. Notification that no outdoor amplified sound is allowed; and,
6. The transient occupancy tax certificate number for the property.

**S. Owner Occupancy.** These license standards do not apply when the licensed property is occupied by the property owner. In the case of an alleged violation, the licensee has the burden of proving that the property was occupied by the property owner at the time of the violation.