

**AFFIDAVIT OF NOTICING**

File No: LIC25-0050  
Applicant: Carrie Kozubal  
Address: 9009 Balboa Ave., Jenner

I, \_\_\_\_\_, posted three copies of the attached poster at the following locations on or near the subject property described below on: \_\_\_\_\_.

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

\_\_\_\_\_  
(Date) (Signature)  
\*\*\*\*\*

I, Liz Goebel, delivered via email the attached notice as follows:

- To Scott Orr, Assistant Director on \_\_\_\_\_
- To Select \_\_\_\_\_ on \_\_\_\_\_
- BOS District All Director and Commissioners on \_\_\_\_\_
- To County Counsel Jennifer Klein, Sita Kuteira, Christa Shaw & Ivan Jimenez on \_\_\_\_\_
- To the County Clerk's Office on \_\_\_\_\_ (via email)
- To the newspaper on \_\_\_\_\_ for publication on \_\_\_\_\_
- To the Web team on \_\_\_\_\_ to post on our Environmental Notices Site
- To each owner of record within 300 feet of the subject property and to applicant/owner
- Each owner of record requested notification on 3/3/25 (mail and/or email)
- Bcc Lozeau Drury LLP, Adams Broadwell Joseph & Cardozo, & Kevin Johnston, per legal request on \_\_\_\_\_

**IMPORTANT: Include email notifications for Cannabis Related notices:**

- To County Administrator (CAO) & McCall Miller, Cannabis Ombudsperson at CAO on \_\_\_\_\_
- To State Dept. of Fish and Wildlife Services – cannabis related, on \_\_\_\_\_
- To State North Coast Regional Water Quality Control Board – cannabis related, on \_\_\_\_\_
- State Water Resources Board, on \_\_\_\_\_
- NOAA Fisheries (National Marine Fisheries Services) – cannabis related, on \_\_\_\_\_
- BCC Richard Rudnansky per legal request on \_\_\_\_\_
- Dept of Cannabis Control- Cannabis related, on \_\_\_\_\_

**IMPORTANT: Appeals of Penalty Relief withdrawals:**

- Friends of Mark West Watershed on \_\_\_\_\_
- A copy of this notice was uploaded to the electronic permit record for File No: LIC25-0050 on 3/3/25

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

3/3/25 Liz Goebel Digitally signed by Liz Goebel  
Date: 2025.03.03 12:41:55 -08'00'

(Date) (Signature)

## Neighborhood Courtesy Notification

**Vacation Rental License No.:** LIC25-0050

**Address:** 9009 Balboa Ave., Jenner

**APN:** 099-100-091

**Property Owner:** John and Carrie Kozubal

**Vacation Rental Permit No. (land use):** Exempt per Ordinance No. 6447

**TOT Certificate No.:** 564N

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**Certified Property Manager/PMR#:** Carrie Kozubal, PMR25-0006

**24-Hour Phone Number:** (707)799-2084

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Dear Property Owner:

An application for a Vacation Rental License in or near your neighborhood met all applicable requirements and, in accordance with Chapter 4 Article VIII of the Sonoma County Code (Vacation Rental Licenses), a license has been issued for the address listed above. Please keep this card as it provides the approved limits for the Vacation Rental, and the name and 24-hour phone number of the property manager for the Vacation Rental. You are encouraged to contact the property manager if problems arise.

### VACATION RENTAL LICENSE STANDARDS

- **Advertisements.** Must include; License number; Notification that quiet hours must be observed between 9:00 p.m. and 7:00 a.m.; Notification that no outdoor amplified sound is allowed; Property TOT number.
- **One Tenant.** A vacation rental may only be rented to 1 tenant group at a time.
- **Noise.** Quiet hours are 9:00 p.m. to 7:00 a.m. Outdoor amplified sound and impulsive sounds, such as drumming, are prohibited. Additional noise standards are located in Sec. 4-205 (B.).
- **Lighting.** Exterior lighting must conform to Sec. 4-205 (C.).
- **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).
- **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.
- **Outdoor Burning.** Outdoor of solid fuels is prohibited.
- **Fireworks Prohibited.** Possession or discharge of fireworks is prohibited.
- **Defensible Space.** A vacation rental property must be maintained in compliance with Chapter 13A.
- **Evacuation During Emergencies.** Guests must leave the property when a Voluntary Evacuation Order is issued for the evacuation zone.
- **Emergency Communication.** A NOAA Alert Weather Radio and operational telephone land line or broadband connected VoIP phone must be provided for use by occupants.
- **Owner Occupancy.** These license standards do not apply when the licensed property is occupied by the property owner.

Vacation Rental Information Page: <https://www.sonomacountypermits.org/vacationrentals> (Information about the Vacation Rental program, instructions for finding existing permits, and for filing complaints).

099-100-033  
SMITH SCOTT M TR ET AL  
10 HOP RANCH CT  
SANTA ROSA, CA 95403

099-100-048  
LOWE OLIVER WESLEY & SCIALES DEBORAH ANN  
125 LARKSPUR ST #201  
SAN RAFAEL, CA 94901

099-100-084  
MCEACHIN JOANN MARIE TR & STEINFELS HORST WILHELM  
1512 SIERRA DR  
PETALUMA, CA 94954

099-100-088  
ROYSTON WAYNE E & ANN P  
1815 11TH ST NE  
BUFFALO, MN 55313

099-100-050  
LEE TAE SIK  
2652 E LAKE RIDGE SHRS  
RENO, NV 89519

099-100-081  
FRANKLIN TRAILER SALES INC  
2801 ASHBOURNE DR  
SACRAMENTO, CA 95821

099-100-008  
FOUTS DONALD TR & FOOTS KATHLEEN D TR  
2900 CHESTNUT HILL DR  
SACRAMENTO, CA 95826

099-100-061  
BREEDEN KATHLEEN EST OF ET AL  
6577 BENNETT VALLEY RD  
SANTA ROSA, CA 95404

099-100-076  
COULOMBE ROLAND ET AL  
6818 BENDER CT  
SACRAMENTO, CA 95820

099-090-017  
MANN MARK D TR  
8450 STARR RD  
WINDSOR, CA 95492

099-100-068  
CARROLL JAMES L ET AL  
8994 SAN ANTONIO AVE  
SOUTH GATE, CA 90280

099-100-087  
RENDELL RICHARD D & SHEILA M  
CROOKED RIVER  
RANCH, OR 97760

099-100-017  
REYNOLDS H A ET AL  
PO BOX 12  
WILLITS, CA 95490

099-100-091  
KOZUBAL JOHN & CARRIE  
PO BOX 183  
JENNER, CA 95450

099-100-075  
BUTLER JEWEL L  
PO BOX 249  
GASQUET, CA 95543

099-100-063  
ANTAKY MATTHEW TR & ANTAKY GENEVIEVE TR  
PO BOX 5  
JENNER, CA 95450

099-100-036  
PACIFIC GAS & ELECTRIC CO  
PO BOX 770000  
SAN FRANCISCO, CA 94177

099-100-021  
PETITJEAN BONNIE JEAN  
PO BOX 793  
NORTH PLAINS, OR 97133

