

Exhibit A

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DRAFT RESOLUTION

Before the Chief of HCD-Planning in and for the County of Monterey, State of California

In the matter of the application of:

Loomis Gregory R & Leslie A Trs (PLN220134)

RESOLUTION NO. ---

Resolution by the Monterey County HCD Chief of Planning:

- 1) Finding the project exempt from CEQA pursuant to Section 15301, Existing Structures, of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an Administrative Permit to allow transient use of an existing single-family dwelling for remuneration.

[Loomis Gregory R & Leslie A Trs, 114 Story Rd, Carmel Valley, Carmel Valley Master Plan, (Assessor's Parcel Number 187-541-016-000)]

The Loomis Gregory R & Leslie A Trs application (PLN220134) came on for an administrative hearing before the Monterey County Chief of HCD-Planning on January 18, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Chief of HCD-Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY / SITE SUITABILITY** - The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for transient use for remuneration.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - The 2010 Monterey County General Plan;
 - Carmel Valley Master Plan; and the
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) Lot Legality. The property is shown in its current size and configuration as Parcel 1 on the map filed in Volume 9 of Cities and Towns, page 39 for Cerro Del Osos, a Subdivision of a portion of Parcels 3 & 4 Rancho Los Laureles, Tract No. 560. Therefore, the County recognizes the property as a legal lot of record.
 - c) Suitability. The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services,

HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed project. Conditions recommended have been incorporated.

- d) Allowed Uses. The property is located at 114 Story Rd, Carmel Valley, (Assessor's Parcel Number 187-541-016-000), Carmel Valley Master Plan area. The parcel is zoned Low Density Residential with Design Control, Site Plan and Residential Allocation Zoning overlay districts (LDR/2.5-D-S-RAZ) which allows for transient use of an existing residential property (single-family dwelling) for remuneration subject to an Administrative Permit. Therefore, the project is an allowed land use for this site. The regulations of the "D", "S" and "RAZ" overlays do not apply to the project since there is no additional development being proposed. Therefore, the project is an allowed land use for this site.
- e) The applicant has applied for an Administrative Permit to allow transient use of the subject residential property and the project has been conditioned to comply with the requirements found in Monterey County Code (MCC) Section 21.64.280.D.2 pertaining to the minimum rental period(s), on-site advertising, payment of transient occupancy taxes (TOT), designation of a local contact person and limitation on the total number of occupants. As proposed and detailed in the attached Operations Plan, the rental periods for the subject property shall be no less than a 7-night consecutive stay and no greater than a 30-night consecutive stay, no on-site advertising shall be allowed, and the total occupancy shall not exceed 8 guests.
- f) Pursuant to MCC Section 21.64.280.D.2.b, the number of occupants in any residential unit for transient use shall not exceed the limits set forth in the California Uniform Housing Code. Under the Uniform Housing Code, each bedroom shall have a minimum of 70 square feet for the first two (2) people and 50 square feet for each additional person beyond two (2) people in that bedroom). The house has 4 bedrooms, 3 bathrooms and 1 kitchen. The owner is proposing a maximum of 8 people to stay at the property at a time. The total square footage of all the bedrooms is 735 square feet, this would allow each person 91.9 square feet of room. This is well over the minimum, and therefore complies with the Monterey County Zoning Ordinance.
- g) Consistent with MCC Section 21.64.280.D.2.c, the applicant has included in their Operational Plan that signage advertising the single-family dwelling as a "short term rental" shall not be permitted onsite at any time.
- h) The owner (Leslie Loomis) does not reside on the property, or within 25 miles of it. Pursuant to MCC Section 21.64.280.D.2.d, the attached Operational Plan identifies utilizing a local property manager that will be the 24-hour point of contact for all guests. If the point of contact changes while the property is still available to rent, HCD-Planning shall be provided with the new 24-hour point of contact's information immediately. See Condition of Approval 6.

- i) Parking. Adequate parking spaces will be provided: 7 total, 4 cars may park at the top of the driveway and 3 cars may park on the flatten area of the property near the entrance gate.
- j) Pursuant to MCC Section 21.64.280, the County may apply conditions of approval as required to ensure use of a single-family dwelling for transient use does not result in adverse impacts to the neighborhood and to maintain integrity of the zoning district. To protect the public, health, welfare, as well as the residential character of the neighborhood, additional conditions has been applied regarding residential related use (i.e., no special events). A Deed Restriction has been applied to ensure all the applicable conditions run with the land (Condition No. 5).
- k) Based on the Land Use Advisory Committee (LUAC) Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it does not require a public hearing. However, due to the transient nature of the project, it was sent to the Carmel Valley LUAC for review. On January 3, 2022, the Carmel Valley LUAC reviewed this project and unanimously recommended approval of the project as proposed by a vote of 4-0.
- l) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed project are found in Project File PLN220134.

2. FINDING: **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the HCD-Planning, Monterey County Regional Fire Protection District, HCD-Engineering Services, HCD-Environmental Services and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Water for the property is, and will continue to be, provided by California American Water. The property has an onsite septic system with a leach field that supports the single-family dwelling. Environmental Health Bureau reviewed the submitted materials including an Onsite Wastewater Treatment System report and utility bills to determine the property has adequate water and sewage management to serve the project.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed project are found in Project File PLN220134.

3. FINDING: **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any

other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff reviewed aerial imagery (Google Maps & Monterey County GIS) and did not identify any violations on the property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed project are found in Project File PLN220134.

4. FINDING: **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15301, categorically exempts leasing of existing private structures, involving negligible or no expansion of an existing use.
 - b) The applicant proposes to use (lease) an existing residential single-family dwelling as a transient use for remuneration and does not propose any additional development and/or expansion of the existing structure. All facilities are existing and have been confirmed by other agencies to be adequate for this use. Limiting the number of guestrooms or the number of occupants for the transient use for remuneration would not expand the existing use or negatively affect any of the existing facilities. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. The project will not impact sensitive environmental resources and there will be no significant effect on the environment due to unusual circumstances. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered on a hazardous waste site.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed project found in Project File PLN220134.

5. FINDING: **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

EVIDENCE: Section 21.80.040.A of the Monterey County Zoning Ordinance (Planning Commission).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Chief of HCD-Planning does hereby:

- A. Find the project qualifies for an exemption from CEQA per Section 15301, Existing Structures, of the CEQA Guidelines and there are no exceptions pursuant to Section 15300.2; and
- B. Approves an Administrative Permit to allow the transient use of an existing single-family dwelling for remuneration.

PASSED AND ADOPTED this 18th day of January, 2023

Craig Spencer, Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County HCD-Planning and HCD-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

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County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN220134

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN220134) allows allows transient use of residential (single family dwelling) property for remuneration. The property is located at 114 Story Rd, Carmel Valley (Assessor's Parcel Number 187-541-016-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Administrative Permit (Resolution Number _____) was approved by Chief of Planning for Assessor's Parcel Number 187-541-016-000 on January 18, 2023. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Office of County Counsel-Risk Management for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel-Risk Management

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD017 - DEED RESTRICTION-USE

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of a building permit the applicant shall record a deed restriction as a condition of project approval stating the regulations applicable to the requested transient use as specified in Section 21.64.280 of Monterey County Code, Title 21. Including, but not limited to: 1) The minimum rental period for all transient use of residential property shall be greater than seven consecutive calendar days up to the maximum of 30 days; 2) The maximum number of allowed overnight guests shall not exceed the limit of 8; 3) No advertising on site; 4) An owner/applicant who does not reside within a five-mile radius of the residence shall designate a person located within a twenty-five (25) mile radius of the rental unit, as a local contact person who will be available twenty -four (24) hours a day; 5) A copy of any administrative permit shall be furnished by the Chief of Planning to the Treasurer of the County of Monterey and the Sheriff of the County of Monterey; 6) The administrative permit holder and/or registrant shall collect and remit to the Treasurer of the County of Monterey, the transient occupancy tax for each rental unit; 7) The property shall only be rented for residential-related use; No corporate or private events and 8) Compliance with the requirements of this Section shall be considered conditions of approval, the violation of which may result in a revocation of any administrative permit by the Chief of Planning. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall submit the signed and notarized document to the Chief of HCD-Planning for review and signature by the County.

Prior to occupancy or commencement of use, the Owner/Applicant shall submit proof of recordation of the document to HCD-Planning.

6. PDSP001 - DESIGNATION OF CONTACT PERSON (NON-STANDARD)

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: An applicant who does not reside within a five-mile radius of the residence being rented, shall designate a person located within a twenty-five (25) mile radius of the rental unit, as a local contact person who will be available twenty -four (24) hours a day to respond to tenant and neighborhood questions or concerns and to otherwise be responsible for assuring that the rental unit complies with the requirements of the administrative permit issued and the provisions of this Section and other applicable provisions of Title 21. The name, address, and telephone number(s) of such a designated person shall be furnished to the Chief of Planning prior to commencement of use. This information shall be available for public review. The permit holder shall promptly notify the Chief of Planning of any change in the local contact person's address or telephone number. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall provide appropriate information, on whom shall be the designated local contact person. The name, address, and telephone number of the appropriate person(s) shall be provide to the Chief of Planning.

7. PDSP002 - TRANSIENT OCCUPANCY TAX (TOT) REGISTRATIION (NON-STANDARD)

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Chapter 5.40.070- Registration-Certification: "Within thirty (30) days after commencing business, each operator of any establishment renting occupancy to transients shall register said establishment with the tax collector and obtain the Tax Collector occupancy registration certificate, to be at all time posted in a conspicuous place on the premises."

Refer to County's website for Transient Occupancy Tax (TOT) FAQ's, forms, and ordinance: www.co.monterey.ca.us/taxcollector

(HCD-Planning)

Compliance or Monitoring Action to be Performed: Within 30 days of commencement of use, the Owner/Applicant shall provide proof that the property and transient use has been registered with the Monterey County Tax Collector.

8. PDSP005 - NO EVENTS ALLOWED (NON-STANDARD)

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Sections 21.64.280.A and B, to protect the residential character of the neighborhood on an ongoing basis, the property shall only be rented for residential-related use. The property shall not be rented to transient or short-term occupants for the purpose of holding a corporate or private event, unless the County approves a separate entitlement to allow such events on the property .
(HCD-Planning)

Compliance or Monitoring Action to be Performed: On an ongoing basis, the property shall only be rented for residential-related use.

9. PDSPO03- MAXIMUM NUMBER OF OCCUPANTS ALLOWED

Responsible Department: Parks Enforcement

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Section 21.64.280.D.2.b, the permit shall specify the maximum number of occupants in any residential unit for transient use shall not exceed the limits set forth in the California Uniform Housing Code and other applicable State and County housing regulations for residential structures based on the number of bedrooms with the unit. Each permit shall specify the maximum number of occupants allowed. In accordance with Monterey County Code 21.64.280 and the Uniform Housing Code, the rental shall be sized adequately for the amount of occupants. Each bedroom shall have a minimum of 70 square feet for the first two (2) people and 50 square feet for each additional person beyond two (2) people in that bedroom.

The single-family dwelling at 114 Story Rd, Carmel Valley, has four (4) bedrooms and three (3) bathrooms. The maximum number of allowed occupants during one rental shall not exceed 8 (eight). (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an ongoing basis; the maximum number of allowed occupants during one rental shall not exceed 8 (eight).

10. Smoke Detectors

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Prior to occupancy, owner must install smoke detectors in the following locations

- On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms (hallways)
- In each room used for sleeping purposes
- In each story within a dwelling unit

NOTE - Smoke alarms are not recommended in kitchens unless they are 20 horizontal feet away from cooking appliances.

Compliance or Monitoring Action to be Performed: Applicant will install smoke detectors in the required areas and provide proof to the Monterey County Regional Fire District code official when complete. This may happen via photos or with a site visit.

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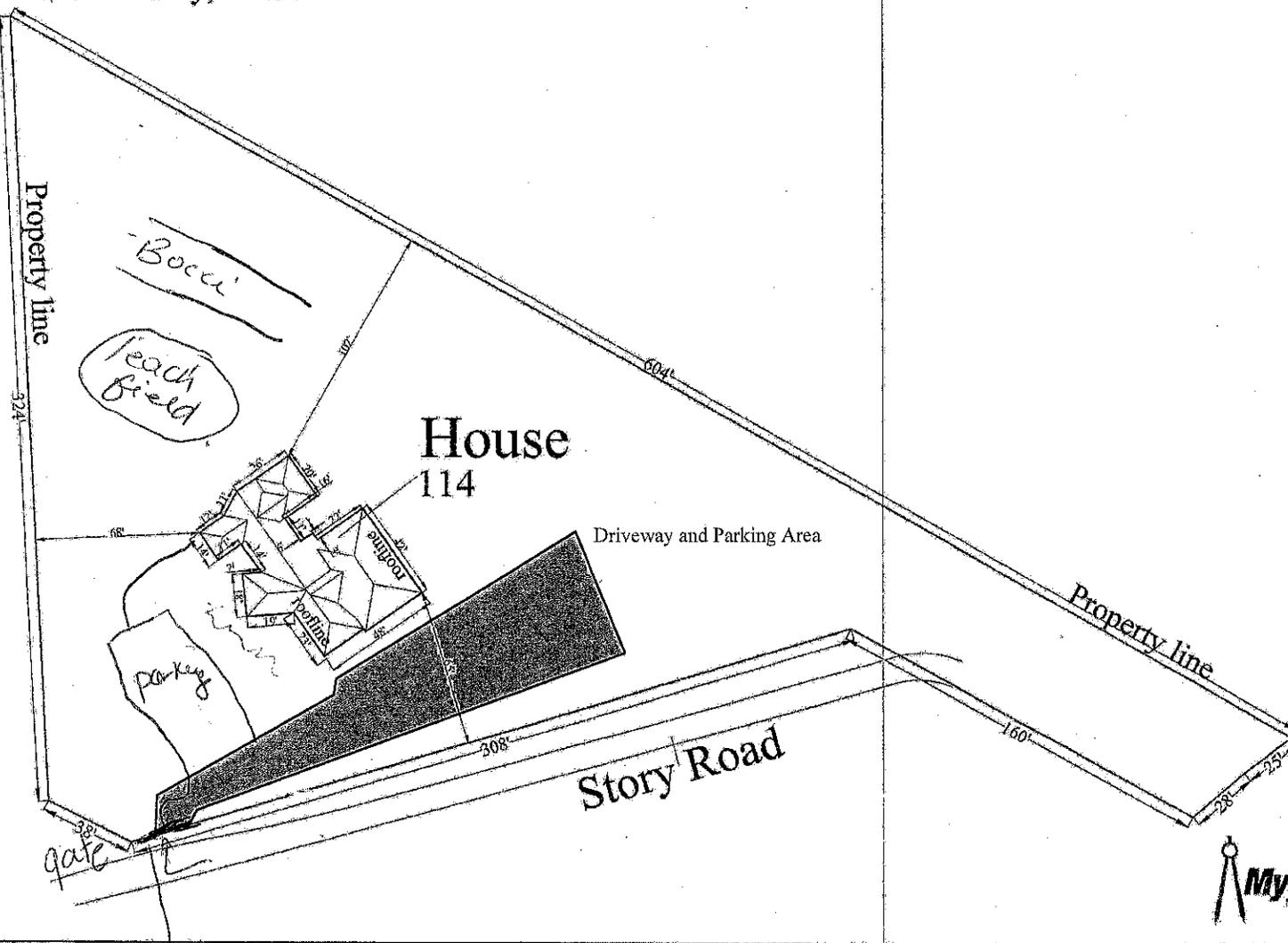
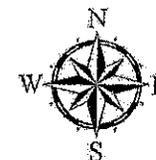
SITE PLAN

Address: 114 Story Road

City, State, ZIP: Carmel Valley, CA 93923

County: USA

Scale 1":40'



Luxe Vaca LX16

Main Floor Finished Area 2957.37 sq ft

X - Carbon Monoxide Detector

O - Smoke Alarm



PREPARED: 2022/06/18



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

October 20, 2022

114 STORY ROAD CARMEL VALLEY OPERATIONAL PLAN

1. MAXIMUM OCCUPANCY: 8 PEOPLE – 4 BEDROOMS

MAXIMUM OCCUPANCY SHALL BE 8 PEOPLE, WHICH MAY CONSIST OF A COMBINATION OF ONE AND/OR TWO PERSONS PER BEDROOM. THERE IS A SOFA BED IN THE LIVING ROOM AND LARGE COUCH IN THE FAMILY ROOM THAT GUESTS MAY ALSO USE AS SLEEPING AREAS, IF DESIRED.

2. RENTAL PERIOD: GUEST RENTAL PERIODS SHALL BE NO LESS THAN A 7 NIGHT STAY AND NO GREATER THAN A 30 NIGHT STAY. ONLY ONE RENTAL CONTRACT IS ALLOWED AT A TIME. THE MAXIMUM NUMBER OF RENTAL DAYS PER YEAR IS 250. THERE WILL NOT BE A RESIDENT LIVING ON OR AT THE PROPERTY WHEN IT IS RENTED. A MAXIMUM OF 8 OCCUPANTS MAY RENT THE PROPERTY. THE APPROXIMATE NUMBER OF EMPLOYEES WORKING TO SUPPORT THE RENTAL IS 8.

3. ACCESS INSTRUCTIONS: GUESTS SHALL BE PROVIDED A UNIQUE DIGITAL COMBINATION ON THE DAY OF ARRIVAL. FOR GUEST SECURITY, THIS UNIQUE COMBINATION IS CHANGED FOR EVERY NEW ARRIVAL.

4. PARKING INSTRUCTIONS: GUEST PARKING IS ONLY ALLOWED ON THE PROPERTY. THERE ARE TWO PARKING AREAS THAT ACCOMMODATE A TOTAL OF 7 CARS. 4 CARS CAN PARK AT THE TOP OF THE DRIVEWAY AND 3 CARS CAN PARK ON THE FLAT

AREA AS YOU ENTER THE GATE. GUESTS ARE INSTRUCTED TO NOT BLOCK THE AREAS EMERGENCY ACCESS VEHICLES ENTER. PARKING AND/OR BLOCKING THE COMMON ACCESS ROAD/DRIVEWAY IS NOT ALLOWED AND VIOLATORS ARE SUBJECT TO HAVING THEIR CARS TOWED AT THEIR EXPENSE WHEN A VIOLATION OCCURS.

5. NOISE RESTRICTIONS: GUEST ARE INFORMED PRIOR TO OR ON ARRIVAL OF THE MONTEREY COUNTY NOISE ORDINANCE CODE 10.6 WHICH READS AS FOLLOWS:

“IT IS PROHIBITED WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF MONTEREY TO MAKE, ASSIST IN MAKING, ALLOW, CONTINUE, CREATE, OR CAUSE TO BE MADE ANY LOUD AND UNREASONABLE SOUND ANY DAY OF THE WEEK FROM 10:00 P.M. TO 7:00 A.M. THE FOLLOWING MORNING.” SURROUNDING NEIGHBORS CALL THE OWNERS CELL PHONE TO REPORT EXCESSIVE NOISE ISSUES. ALL SUCH CALLS ARE TAKEN SERIOUSLY AND ACTED UPON IMMEDIATELY TO RESOLVE THE PROBLEM. THE QUIET HOURS AT 114 STORY ARE 10:00 P.M. TO 7:00A.M.

THE VACATION RULES ARE SENT TO THE RENTERS PRIOR TO ARRIVAL IN A CONTRACT. RENTERS ARE REQUIRED TO SIGN THAT THEY HAVE READ, UNDERSTOOD AND ACCEPT THE TERMS OF THE RENTAL AGREEMENT.

THE SPECIFIC RULES THAT PERTAIN TO 114 STORY ARE AS FOLLOWS:

1. *NO FIRES*
2. *NO SMOKING INSIDE, SMOKING OUTSIDE ONLY ALLOWED ON PATIO AREAS*
3. *NO EVENTS OR PARTIES OVER 12 PEOPLE*
4. *NO ILLEGAL DRUGS ALLOWED ON THE PREMISE*

5. NO ACCESS TO OWNERS CLOSET

6. SIGNAGE: THERE IS NOT SIGNAGE ADVERTISING THE HOUSE AS A SHORT-TERM RENTAL ON THE PROPERTY AND SIGNAGE WILL NOT BE PERMITTED ONSITE AT ANY TIME.

7. LOCAL PROPERTY MANAGER RESIDES APPROXIMATELY 1 MILE FROM THE PROPERTY. KYLE MORRISON IS THE LOCAL PROPERTY MANAGER AND IS THE FIRST POINT OF CONTACT DAY OR NIGHT FOR GUESTS QUESTIONS, CONCERNS, AND PROBLEMS. IN THE EVENT KYLE CANNOT BE REACHED, THERE ARE OTHER PROPERTY MANAGERS THAT ARE ON A LIST AND READY TO RESPOND. THE PROPERTY MANAGERS RESPOND TO NEIGHBOR CALLS ALONG WITH THE PROPERTY OWNER, WHICHEVER IS MORE APPROPRIATE BASED ON THE SITUATION. TIMELY AND EFFECTIVE RESOLUTION IS THE GOAL OF THE PROPERTY MANAGERS AND OWNERS AND ARE REACHED AS FOLLOWS;

KYLE MORRISON

14B EAST CARMEL VALLEY ROAD, CARMEL VALLEY, CA 93924

831/236-8909 (CELL - AVAILABLE 24 HOURS A DAY)

OWNERS: LESLIE AND GREG LOOMIS

27 BENNETT ROAD, REDWOOD CITY, CA 94062

650/339-1626 LESLIE'S CELL 650/722-2726 GREG'S CELL
(AVAILABLE 24 HOURS A DAY)

THE SAFETY CONTACTS ARE AS FOLLOWS:

MONTEREY SHERRIFS OFFICE – 911

FIRE PROTECTION AGENCY FOR MONTEREY COUNTY REGIONAL
FIRE DISTRICT : 831/455-1828

EMERGENCY MEDICAL – COMMUNITY HOSPITAL OF THE MONTEREY
PENINSULA: 831/624-5311 LOCATED AT 23625 HOLMAN
HIGHWAY, MONTEREY CA 93940

8. LOCATION OF HOUSE INFORMATION: A BINDER THAT CONTAINS THE HOUSE INFORMATION INCLUDING EMERGENCY CONTACT INFORMATION, SAFETY INFORMATION, INTERNET ACCESS, AND LOCATION OF FIRE EXTINGUISHERS AND CARBON MONOXIDE AND SMOKE DETECTORS IS LOCATED ON THE KITCHEN COUNTER NEXT TO THE FRONT DOOR.