

Exhibit A

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**Before the Planning Commission
in and for the County of Monterey, State of California**

In the matter of the application of:

CUCCIA COLETTE TRS (PLN220063)

RESOLUTION NO. 24-

Resolution by the Monterey County Planning Commission:

- 1) Finding that the project is for leasing of existing private structures, involving negligible or no expansion of an existing use qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and none of the exceptions contained in Section 15300.2 apply; and
- 2) Approving an Administrative Permit to allow transient use of a residential property (single family dwelling and cabin/guesthouse) for remuneration and abate zoning violations 20CE00068 and 23CE00404.

[PLN220063 Cuccia Colette TRS, 28180 Robinson Canyon Road, Carmel, Carmel Valley Master Plan (Assessor's Parcel Number: 416-025-008-000)]

The CUCCIA COLETTE TRS application (PLN220063) came on for a public hearing before the Monterey County Planning Commission on June 12, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the Monterey County Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
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 that are not remedied through direction of the codes.
b) Allowed Use. The property is located at 28180 Robinson Canyon Road, Carmel Valley (Assessor's Parcel Number: 416-025-008-000), Carmel Valley Master Plan area. The parcel is zoned Low Density Residential, 2.5 acres per unit with Design Control, Site Plan and Regulations for Residential Allocation Zoning overlay districts (LDR/2.5-D-S-RAZ). The district allows transient use of a residential property for

remuneration subject to an Administrative Permit pursuant to Title 21 Section 21.64.280. As proposed, the project involves transient use of an existing residential property containing an existing cabin/guesthouse and single family dwelling, for remuneration. The main residence (3 bedrooms) and a garage were constructed during the years of 1976-1981 under Building Permit No. 26120. The second habitable structure of 537 square feet was constructed in 1983 and called a “cabin with deck” through approved Building Permit No. 33201. Cabins were not specifically listed as an allowed in the zoning district of the parcel at the time, Agricultural-Residential with Rural-Professional, Trailer Exclusion and Building Site combining districts or “K-G-J-B-4”. However, guesthouses were an allowed with a Use Permit. Based on the subordinate and incidental nature of the cabin in relation to the residence, the cabin should have been described as a guesthouse. As such, the cabin is considered legal non-conforming and as conditioned, will be required to file a deed restriction in accordance with Title 21 Section 21.64.020.8 (Condition No. 5). As proposed, the project involves the leasing of an existing 703 square foot (sq. ft.) room in the single family residence and an existing 537 sq. ft. cabin, together under a single contract, for transient use for remuneration. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The property is shown in its current size and configuration as Parcel A on Volume XS of surveys at Page 102 within Monterey County Records. Furthermore, construction permits for the construction of the house and cabin (described above) are on record. Therefore, the County recognizes the property as a legal lot of record.
- d) Design/Neighborhood and Community Character. The project involves the use of existing structures with no change to the exterior portions of the structures. Therefore, a Design Approval pursuant to Title 21 Chapter 21.44 is not required. Three neighbors within proximity of the site submitted letters of support expressing that they are not bothered by noise, light, traffic, or other issues that might occur when short-term rentals (STR) are not well managed. In this case, the STR is a home-stay with the owner on the premises and there is no conflict with the community character.

Based on the International Traffic Engineer Trip Generation Manual (10th Edition), a single family dwelling (Land Use Code 210) generates approximately 10 trips daily trips. The proposed project is considered a similar residential use to a single family dwelling and therefore will generate approximately 10 daily trips. The proposed project provides three onsite parking spaces; this is sufficient to ensure that vehicles will not overflow onto the private driveway.

The property is subject to and will abide by Monterey County’s Noise Ordinance (Chapter 10.60), which prohibits loud or unreasonable noise between the hours of 9:00 p.m. and 7:00 a.m. STRs are not exempt from this ordinance. The attached Operation Plan lists quiet time hours consistent with Chapter 10.60. Through adoption of the Transient Use of a Residential Property for Remuneration Ordinance (No. 5135), the

Board of Supervisors found that the “use permitted pursuant to this ordinance, as regulated, will not constitute a substantial adverse physical change to the environment or any substantive change in the intensity of use of existing single family dwellings.” For the above reasons, the proposed project is considered a compatible use with the surrounding neighborhood.

- e) Development Standards. The project has been conditioned to comply with the requirements found in Title 21 Section 21.64.280.D.2 pertaining to the minimum rental period(s), on-site advertising, and payment of transient occupancy taxes (TOT). As proposed, 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 three guests. Pursuant to Section 21.64.020.D, guesthouses shall not be rented, let or leased separately from the main house. As refined through the project review process, the existing cabin/guesthouse will not be rented separately from the main residence. Guesthouses shall not have cooking facilities. The cabin/guesthouse currently has a wet bar. As a condition of this permit, the permit holder shall demonstrate that the cabin floor plan shall meet restrictions of the code (Condition No. 5).
- f) Pursuant to Title 21 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 Housing Code. Under the California Housing Code, each bedroom shall have a minimum of 70 sq. ft. for the first two people and 50 sq. ft. for each additional person. The main residence has three bedrooms, two bathrooms, a living room, dining room and kitchen. The bedroom on the first floor is 144 sq. ft. The second floor area will not be available to renters. The 537 sq. ft. cabin currently includes a studio, a wet bar and a bathroom. The property owner is proposing a maximum of three renters to stay at the property at a time. The square footage of the bedroom in the cabin (231.6 sq. ft.) and the room in the main dwelling (144 sq. ft.) is 375 sq. ft., this would allow each person as much as 125 square feet of room. Therefore, as conditioned, the project is consistent with applicable Monterey County Code and California Housing Standards Code.
- g) The current property owner (Colette Cuccia) resides on the property and will rent the rooms as a “home stay.” Consistent with Title 21 Section 21.64.280.D.2.d, the property manager will be available 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.
- h) The property is not subject to a Homeowner’s Association and the proposed use of the residential property will not violate any applicable conditions, covenants, or other restriction.
- i) Pursuant to Title 21 Section 21.64.280, the County may apply conditions of approval as required to ensure the 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, Condition No. 6 has been

applied. This condition requires the property owner to record a Deed Restriction containing the applicable regulations of Title 21 Section 21.64.020, regarding guesthouse limitations (Condition of Approval No. 5) and a Deed Restriction containing the applicable regulations of Title 21 Section 21.64.280, transient use of property for remuneration (Condition of Approval No. 6). With the two Deed restrictions in place, the cabin will come into conformance with the code that was in place at the time of its construction and the limitations related to STR will be set so that the structures and uses of the property maintain integrity of the zoning district.

- j) Parking. A total of three parking spaces will be provided on-site. This is sufficient for the maximum of three visitors expected per rental.
- k) Land Use Advisory Committee. Pursuant to the Land Use Advisory Committee (LUAC) Procedure Guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC due to general public concern about the proposed use (STR). On September 5, 2023, the Carmel Valley LUAC reviewed this project and recommended approval of the project as proposed (5 ayes - 0 nays, 1 absent).
- l) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220063.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Three recommended project conditions have been incorporated.
 - b) There are no physical or environmental constraints that would indicate that the site is not suitable for the use. Staff conducted a site inspection via Google Earth on April 6, 2023, to verify that the site is suitable for this use.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220063.

3. 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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District. 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) Necessary facilities will be provided. Water for the property is provided by a mutual well water system, Tao Woods Water System, which is shared among four neighbors. An existing onsite 2,000-gallon septic tank with a 1,500 square foot drainage field will continue to provide sewer treatment for the main dwelling and cabin/guesthouse. EHB has reviewed the submitted application materials and indicated no concerns with the proposal.
 - c) The project does not involve any additional structural development to the existing residence, and no additional facilities are required.
 - d) The site has been inspected for fire safety related to Wildland Defensible Space by Monterey County Regional Fire Protection District and has met the standards.
 - e) To address emergency situations, an evacuation map is posted in an obvious location in the cabin/guesthouse and the Operations Plan includes the owner’s cell number in case of any emergency when she is not immediately present. Directions for evacuation from the bedroom within the main dwelling is also posted.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220063.

4. FINDING: **NO VIOLATIONS** – The subject property is not in compliance with rules and regulations pertaining to zoning uses of the County’s zoning ordinance as violations exist on the property. However, the granting of this permit and payment of retroactive fees shall resolve the code violations currently at the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and found violations existing on subject property related to the operation of unpermitted STR. On February 12, 2020, a complaint was received, code enforcement case No. 20CE00068 was opened, and an inquiry letter was sent to the property owner for an unpermitted STR. On July 19, 2023 an additional code enforcement case for an unpermitted STR (No. 23CE00404) was opened and a courtesy notice was sent to the property owner. On November 13, 2023 an inquiry letter was sent. An Administrative Citation was subsequently filed on March 18, 2024.
 - b) By Planning Commission approval of the project, this code enforcement will be cleared through their discretionary action and payment of code enforcement fees.
 - c) Staff conducted a site inspection via Google Earth on April 6, 2023, to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning are found in Project File PLN220063.

5. **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 and cabin/guesthouse as a transient use for remuneration and does not propose any additional development and/or expansion of the existing structures. The subject property will be limited to one rental contract at any given time, and therefore the property is limited to functioning as one rental unit. The proposed project is considered a similar residential use to a single family dwelling and therefore will generate a similar number of daily trips (approximately 10). Adequate onsite parking is provided. All facilities are existing and have been confirmed by County agencies to be adequate for this use. The use of the single family residence and cabin as short-term rental will not substantially change the intensity of use of the property and the existing structure. Potential social and economic impacts of STRs are not required to be addressed in CEQA. Therefore, the proposed use is consistent with the CEQA Guidelines Section 15301.
 - c) CEQA Guidelines Section 15125 states that in order to determine potential project impacts, the implementation of a project should be compared against the baseline conditions of the site at the time an environmental analysis is commenced. Although the homestay was not a permitted use (see Finding 4 and supporting evidence), CEQA case-law¹ has demonstrated that Lead Agencies must evaluate impacts against actual conditions existing at the time of CEQA review and are not required to evaluate impacts compared to a baseline condition that predates the unpermitted activity. In the case of the subject property, it is appropriate to consider the baseline condition as a residential property used for both a long term residence by the property owner and as an STR (homestay) since there is substantial evidence identifying that the permitted long-term use has been in operation for almost 40 years and the non-permitted transient use been in operation for approximately 10 years.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. As demonstrated in Evidence “c” above, approval and implementation of the project will not result in a change to the subject property’s baseline conditions. 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 will 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

¹ *Fat v. County of Sacramento* (2002) 97 Cal.App.4th 1270, where the court (citing *Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428).

to be considered on a hazardous waste site. Potential impacts of STRs on long-term housing are not a unique circumstance that would disqualify the use of a categorical exemption. In this case, the subject property would continue to provide both long-term and short-term housing opportunities.

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN220063.

6. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Board of Supervisors. Pursuant to Title 21 Section 21.80.050.A, an appeal of the Planning Commission’s approval for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find that the project is for leasing of existing private structures, involving negligible or no expansion of an existing use qualifies as a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and none of the exceptions contained in Section 15300.2 apply; and
2. Approve the Administrative Permit Administrative Permit to allow transient use of a residential property (single family dwelling and cabin/guesthouse) for remuneration and abate zoning violations 20CE00068 and 23CE00404.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 12th day of June 2024, upon motion of Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Melanie Beretti, AICP, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD'S OFFICE 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 use is started within this period.

County of Monterey HCD Planning

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

PLN220063

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Administrative permit (PLN220063) allows transient use of a residential property (single family dwelling and cabin/guesthouse) for remuneration and abates zoning violations 20CE00068 and 23CE00404. The property is located at 28180 Robinson Canyon Road, Carmel Valley (Assessor's Parcel Number: 416-025-008-000), 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: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An Administrative Permit (Resolution Number _____) was approved by the Planning Commission for Assessor's Parcel Number 416-025-008-000 on June 12, 2024. The permit was granted subject to 7 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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: 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. PD019(A) - DEED RESTRICTION-GUESTHOUSE (INLAND)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a deed restriction stating the regulations applicable to a GUESTHOUSE (Inland) as follows:

- Only 1 guesthouse shall be allowed per lot.
- Detached guesthouses shall be located in close proximity to the principal residence.
 - Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements.
 - The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens.
 - The guesthouse shall have a maximum of 6 linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of 8 square feet of cabinet space, excluding clothes closets.
 - The guesthouse shall not exceed 600 square feet of livable floor area.
 - The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect.
 - Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited.
 - The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area.
 - The guesthouse height shall not exceed 15 feet nor be more than one story.

(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 Director 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 the HCD-Planning.

6. PD017 - DEED RESTRICTION-USE

Responsible Department: 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 use.
(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 Director 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.

7. CC01 INDEMNIFICATION AGREEMENT

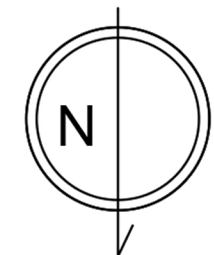
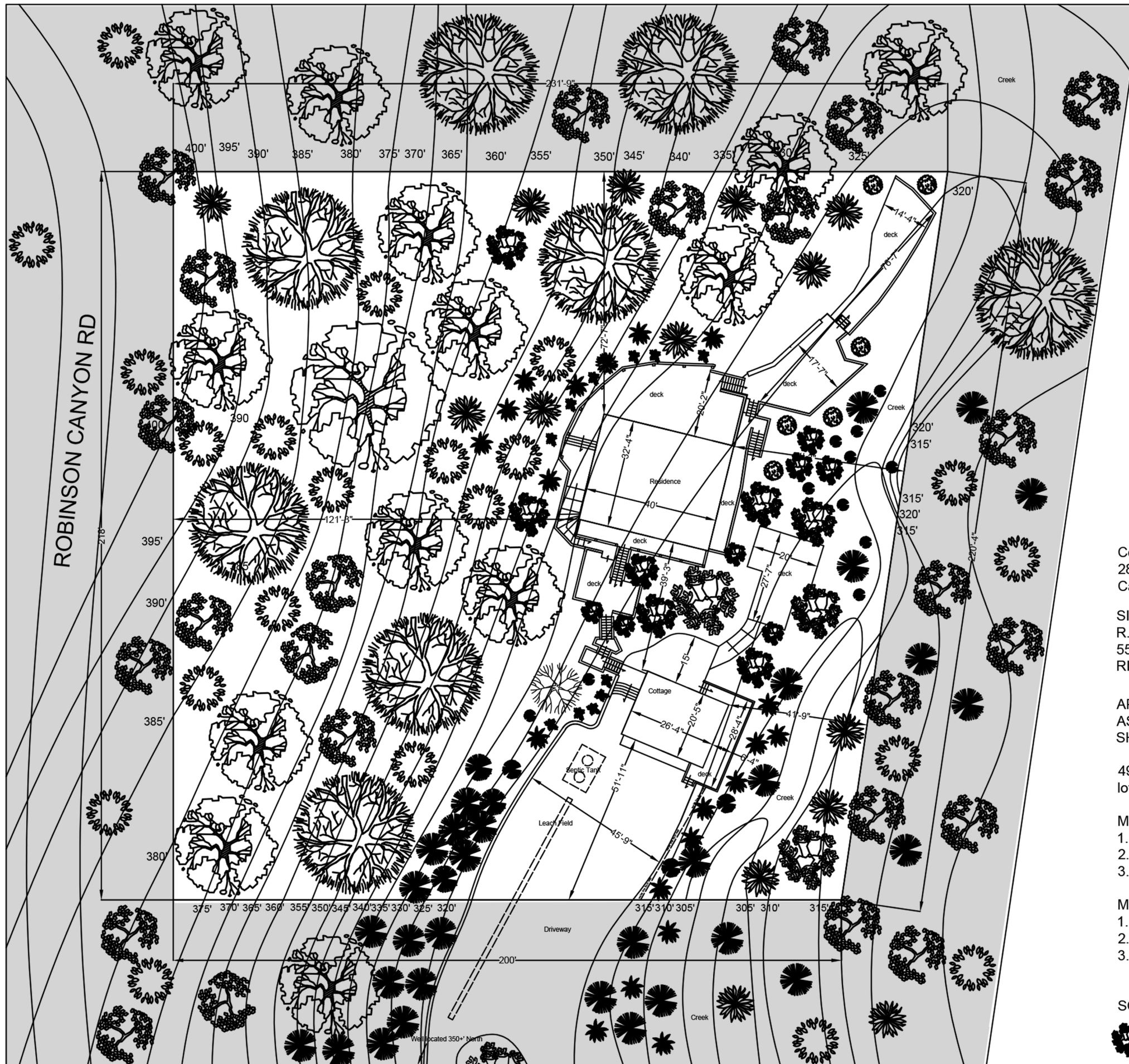
Responsible Department: County Counsel-Risk Management

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

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Colette Cuccia
 28180 Robinson Canyon Rd
 Carmel, CA 93923

SITE PLAN PREPARED BY:
 R.B. MORRIS III
 5529 HUNTINGTON AVE
 RICHMOND, CA 94804

APN#: 416-025-008-000
 ASSRS MP POR OF E 1/2 OF W 1/2 OF SEC25 T16 RI POR OF LOT 6
 SHOWN AS PARCEL A IN VOLX5 S PG 102 1.139 AC

49658.4 sq ft lot
 lot coverage = 8,589 sq ft, or 17.3% of total property.

Most common tree species:

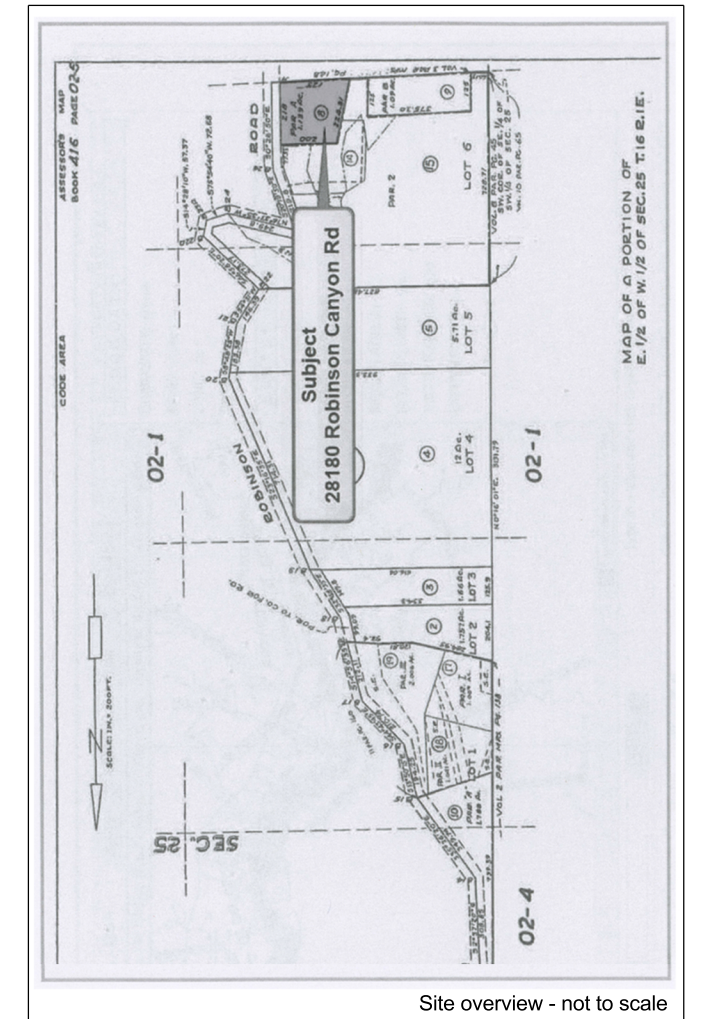
1. COAST LIVE OAK, (*Quercus agrifolia*)
2. COAST REDWOOD, (*Sequoia sempervirens*)
3. BIG LEAF MAPLE (*Acer Macrophyllum*)

Most common shrubs:

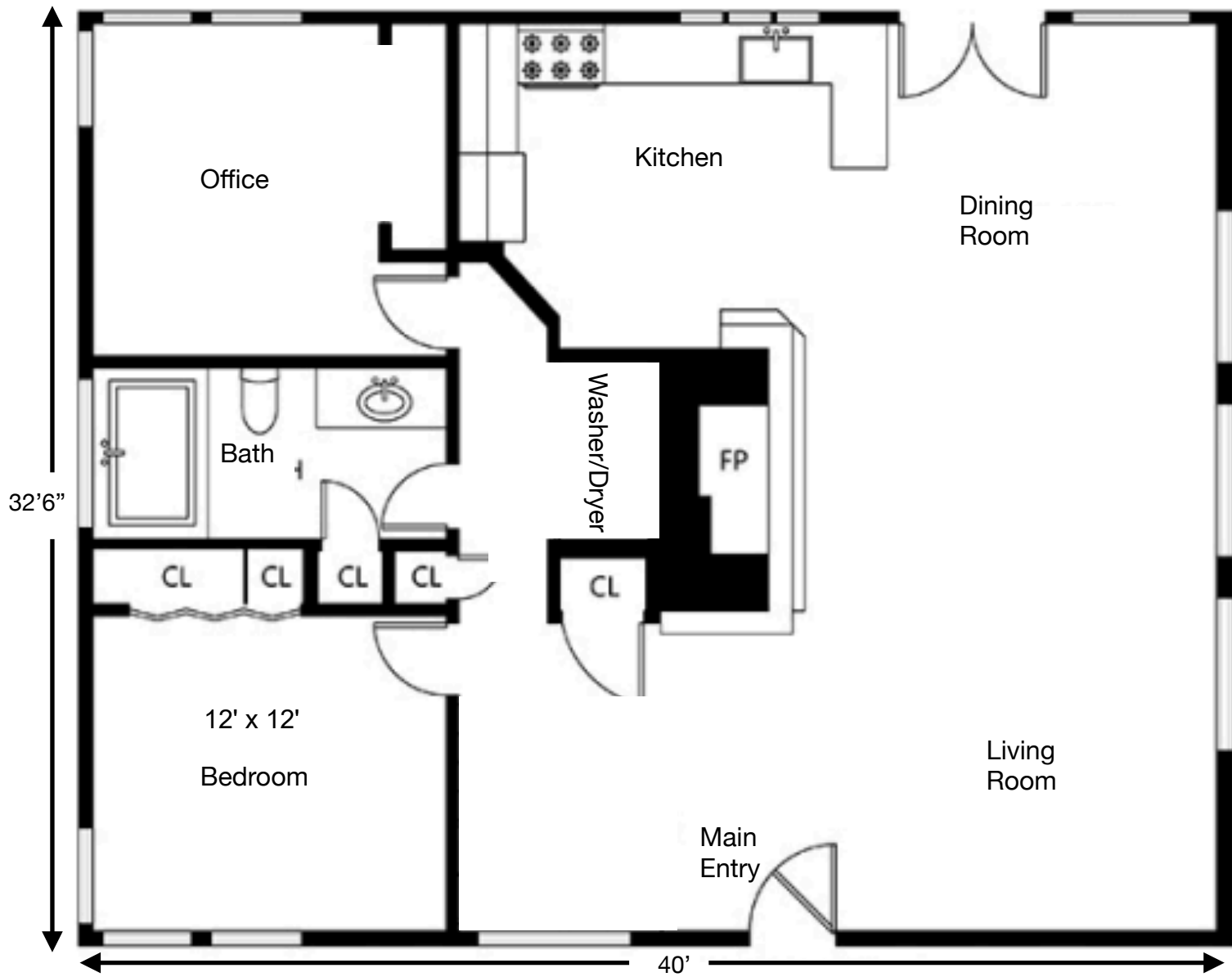
1. SWARD FERN, (*Polystichum minimum*)
2. COMMON BLACKBERRY, *Rubus alleghaniensis*
3. HILLSIDE GOOSBERRY, *Ribes californium*

SCALE: 1/32" = 1'

= COASTAL REDWOOD



Site overview - not to scale



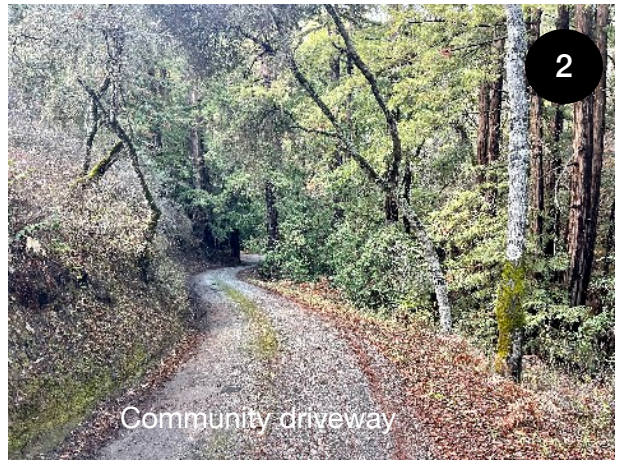


28180 Robinson Canyon Road
537 Sq. Ft.

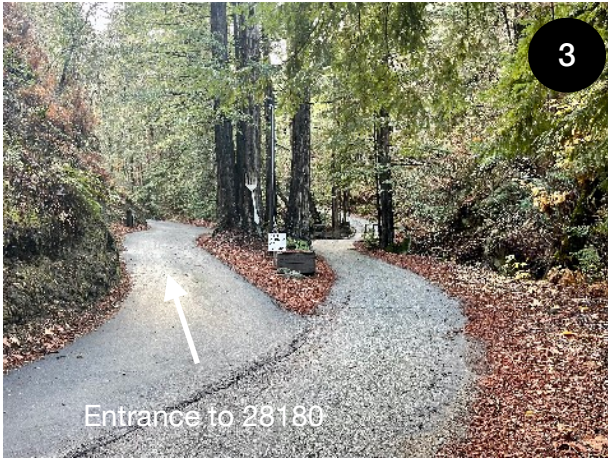
Guesthouse



Entrance off Robinson Canyon



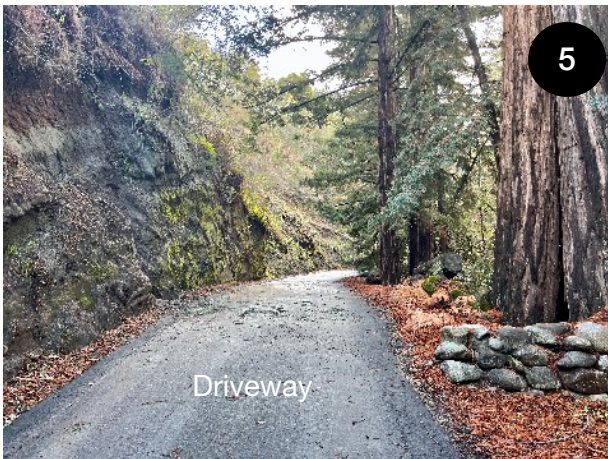
Community driveway



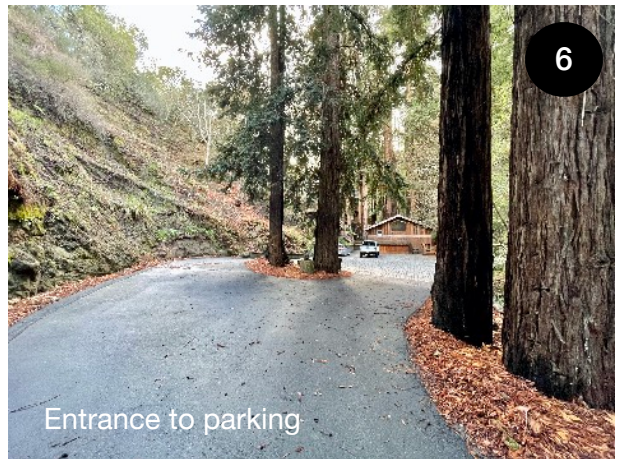
Entrance to 28180



Driveway



Driveway



Entrance to parking



parking

Serene Redwood Retreat with modern comforts

Guidebook



Welcome to The Cabin!

Thank you for choosing Serene Redwood Retreat for your stay in beautiful Carmel, CA. We are surrounded by a majestic cathedral of California coastal redwoods and located on Robinson Canyon Creek, one of many tributaries that feed into Carmel river. This growth of redwood trees borders the renowned Santa Lucia Preserve Redwood Grove, historically the site for lavish picnics and boxing matches in the 1920's and today the preferred site for intimate gatherings. I have enjoyed living in this home for 34 years. All in all, this labor of love has transformed what was once a vision into this romantic, quiet and secluded retreat.



Sincerely,
Colette & Al

WIFI

Wireless Network: Colette's Wifi
Password: Kaylacolette1949

Phone Numbers
Colette (main house) owner
ph. 831-626-0643
cell 831-601-1896

House Rules

1. Please keep noise to a minimum after 10pm.
2. This is a “**No Smoking Property**” There is no smoking on the property of any substance. Extra cleaning fees of \$500.00 to remove odor and stains will be applied.
3. Please wash your dishes after use within the main kitchen upon checkout.
4. Please turn off outside lights at night when retiring to sleep.
5. Please turn off all lights and TV when you are gone during the day.
6. Please turn down the heat during the winter months and off during the summer months when you are gone during the day.
7. Parking is provided on your right side, front of the house when you arrive.
8. A barbecue can be provided upon request.
9. Please do not rearrange the furniture.
10. If guests are suspected of carrying and/or using firearms or illegal drugs of any kind, the authorities will be called, and GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.
11. Outdoor fires, live music, special events and large parties are prohibited during your stay.
12. Lastly, this is our home, please be respectful of the property and keep it clean before you leave.
13. LED candles are provided, please do not use any open flame candles inside or on the property

Thank you for reviewing the House Rules. We hope you enjoy your stay

Parking:

As you pull up to the cabin, please park furthest to the right of the driveway. If your party has two vehicles, please double park to allow for us to enter and exit.

Access information:

As you arrive, you will find your cabin unlocked. Let yourself in and locate your key hanging to the left of the kitchen door. You will also find a brown guestbook, heater and 2 tv remotes. When you depart, please leave the cabin unlocked and the key where it was when you arrived.

Wildlife:

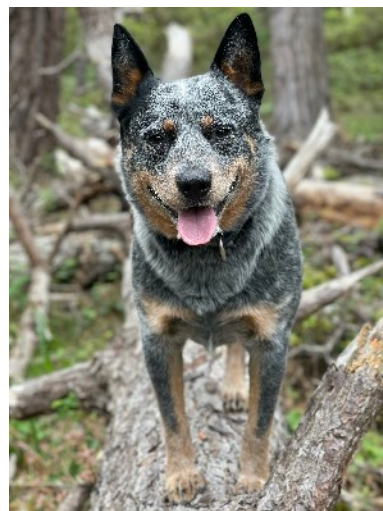
It is the forest, many species of birds are on site. Acorn woodpeckers, turkey vultures, wild turkeys, red tail hawks, ravens and our favorite, male and female barn owls. A family of foxes visits regularly and bobcats are occasionally seen in the early mornings and evenings. From time to time, a mountain lion has been spotted in the surrounding area.

Privacy:

We live onsite. Both wooden decks over the creek are open for your enjoyment along with a gas fire pit on the lower deck. For your privacy, the windows on the south side of the cabin that face our main house have been tinted to keep us from viewing in. In addition, the windows have barn door shutters that slide open and closed to increase your privacy. Feel free to open and close them as you desire.

Our pets**Curby**

Believes he's dangerous, but quite friendly. He likes to visit, but we ask that he remain outside of the cabin.

**Preacher**

Very social and friendly. Not your average cattle dog.

Heat:

A simulated wood, gas stove is the only source for heat. Instructions for the stove are located within the brown guestbook. The remote to the stove is located on the kitchen table. Please only use the remote to operate the gas stove that is stored in its case.

Water:

We share a well with our neighbors. The water is fine to drink, but we offer bottled water to our guest. California continues in a state of drought and well water is limited. Please conserve water when possible.

Cooking:

All cooking is requested to be done in the kitchen of the main house only.

TV:

The smart TV includes free Netflix, Amazon Prime and Pandora along with Direct TV channels. You have the option to rent popular movies on demand. We ask that you please notify us and leave the movie rental fee(s) on the kitchen table upon departure.

Music:

A bluetooth speaker is provided for your enjoyment. Instructions are located on the back of the speaker.

Security:

For the safety of your valuables, please lock both doors to the cabin while venturing out for the day or evening. The provided key only locks and unlocks the single door and not the double doors. Lock the double door from inside and exit the single door and lock it as you leave for your adventure.



(California Grey Fox) This little guy was spotted on the side of the main house with mom and three siblings. They occasionally pass by to visit.

Check in / out Procedure

Check in time is **4pm.** Check out time is **11am**

Address

28180 Robinson Canyon Road
Carmel, CA 93923

***There is no smoking of any kind on the property.
No pets are allowed.***

- The Cabin will be unlocked upon your arrival. Please see Colette for entrance to the main house bedroom.
- The key to the cabin single door will be located hanging next to the kitchen door left side.
- Max occupancy is 3 adults. 2 Guest in cabin and one in main house bedroom.
- There are extra towels and washcloths located under the bathroom sink within the cabin.
- Extra blankets and LED candles are provided in the armoire within the cabin.
- Robes are provided for your enjoyment within the cabin.
- We are on a septic, so please do not flush anything but provided toilet paper.

Departure Checklist

We are sorry to see you go! We hope you had a wonderful and relaxing stay.

- Guest bedroom main house - Strip sheets off bed and remove pillow cases.

Cabin request upon checkout.

- Place all used linen on the floor in one pile.
- Make sure all lights are turned off.
- Make sure TV is off.
- Make sure gas stove for heat is turned off by using the remote only.
- Place key back on the hook next to kitchen door.
- Make sure all windows and doors are closed.
- One last look to make sure you have all your personal belongings.
- Send a text message to Colette 831-601-1896 letting her know you have left

In case of immediate on-site issues questions, or concerns, during your stay, please contact Colette:

Colette p. (831) 626-0643 c. (831) 601-1896

In-case of smoke alarm or carbon monoxide alarm sounding, please exit the cabin immediately from either door and contact Colette.

Please use caution when arriving after dark as driveways can be difficult to navigate. The main driveway is a shared driveway with other residents. Please be courteous and use caution.

We are approximately 1.6 miles up from Carmel Valley Road. Mailboxes are not in sequence as you drive up the road.

Enter community driveway here from Robinson Canyon Road.

Note: GPS will take you about 75' past the driveway.



Enter here on your right from Robinson Canyon RD

There is a large sign with address on it 28180

NO CELL SERVICE PAST CARMEL VALLEY RANCH.



Enter our driveway here at the fork.



**Please park on the right side of the driveway.
The cabin can be entered from either side.**

Park

Local Services

Some Helpful Resources

Nearest Hospital / Urgent Care Facilities

ALL EMERGENCY DIAL 9-1-1			
Community Hospital of the Monterey Peninsula	Urgent Care	Ophthalmologist Monterey Bay Eye Center	Mid Carmel Valley Fire Station
23625 Holman Road Carmel, CA	245 Washington Street Monterey, CA	21 Upper Ragsdale Drive #200 monterey, CA	8455 Carmel Valley Rd Carmel, CA
(831) 624-5311	(831) 372-1500	(831) 372-1500	(831) 624 - 5907

Nearest U.S. Post Office

Carmel Post Office	Main Post Office
5th between Delores and San Carlos	3845 Via Nona Marie Carmel, CA
(800) 275-8777	(800) 275-8777

Nearest Banks and ATM

CHASE BANK	WELLS FARGO	UNION BANK	BANK OF AMERICA
27845 Berwick Drive Carmel - By - The - Sea	104 Mid Valley Shopping Center Carmel - By - The - Sea	26380 Carmel Rancho Lane Carmel - By - The - Sea	3640 Rio Road Carmel - By - The - Sea
(831) 625-1313	(800) 869-3557	(831) 626-5080	(831) 622-2944
ATM	ATM	ATM	ATM

LOCAL ACTIVITIES AND RESTAURANTS

Favorite Activities:

[Palo Corona Regional Park](#)

Palo Corona Regional Park is one of Central Coast California's most significant undeveloped open spaces. In the largest land conservation project in Monterey county history, The Nature Conservancy, The Big Sur Land Trust, State of California (through several of its agencies), and Monterey Peninsula Regional Park District partnered to acquire the 10,000-acre Palo Corona Ranch.

INSPIRATION POINT (1.3 MILES, 850 FT. ELEVATION CLIMB)
moderate to strenuous

ANIMIS POND (0.6 MILE)

Continuing from Inspiration Point, the trail is very relaxing

[Point Lobos State Natural Reserve](#)

Point Lobos is THE BEST hiking/walking spot in all of Carmel. Point Lobos State Natural Reserve is outstanding for sightseeing, photography, nature study, picnicking and SCUBA diving. Hiking trails follow the shoreline and lead to hidden coves.

Whalers Cabin Museum - The museum is open from 9 A.M. until 5 P.M. daily.

[Garland Ranch Regional Park](#)

This park is home to a variety of landscapes that occur at elevations from 200 to 2,000 feet. From the willow covered banks of the Carmel River through the cottonwood-sycamore stands of the old floodplain, the trails ascend steeply. Atop the northern crest of the Santa Lucia Mountains, the trails encounter open oak savannas and spectacular vistas. Along the way, you will travel through maple-filled canyons, dense oak woodlands, and thick stands of chaparral. Garzas Creek gently bisects the park and provides a peaceful, shaded trail that reaches a secluded side canyon of redwoods.

[Toro park](#)

For a strenuous climb with a great view, try Toro Parks's Ollason Peak.

[Jacks Peak](#)

Want a view without the extra effort? Jacks Peak is a perfect destination for those looking for an easy stroll.

[Ft. Ord National Monument](#)

With over 83 miles of trails.

Home of the world famous **Sea Otter Classic**, and a seemingly unlimited selection of trails, Ford Ord is a great place to spend an hour or all day mountain biking on the trails.

[Carmel State Beach](#)

This is the main beach in Carmel-by-the-Sea. On Carmel Bay, the mile-long beach features a bird sanctuary in a lagoon (just before the Carmel River empties into the sea) featuring a wide variety of waterfowl and song birds.

[17 Mile Drive](#)

This is an incredibly beautiful drive around Pebble Beach. Some particular points of interest include world famous golf courses such as Pebble Beach, the Links at Spanish Bay and Spyglass Hill as well as points of interest like Point Joe and the landmark, The Lone Cypress. Be sure to schedule your drive to include a drink at sunset at the Inn at Spanish Bay where you can watch the bagpiper play.

[The Refuge Spa](#)

<https://www.refuge.com/>

The Refuge is a fun and relaxing way to spend a few hours. The spa features a large outdoor area with cold, cool, warm and hot plunge pools, fire-pits, a sauna and a eucalyptus steam room.

[Carmel Mission Basilica](#)

The Mission was founded at its present site in 1771 by Father Junipero Serra and was once the headquarters for the entire California mission system. The site includes a poppy-filled garden, an abalone-strewn cemetery and a stone Basilica with original 18th-century artworks.

[Carmel Plaza](#)

Carmel Plaza is a small outdoor shopping mall located in downtown Carmel by the Sea. The Cheese Shop is a must stop for cheese tasting and a great wine selection. It would also be a great place to buy items for a picnic lunch on the beach. Carmel Plaza is home to one-of-a-kind fashion finds and specialty national brands, distinctive restaurants, gourmet shops, wine tasting rooms, salons and more

[Wine Tasting](#)

Carmel Valley has a number of tasting rooms to visit, including Folktale, Testarossa, Joyce, and Bernardus. There are also a many tasting rooms in downtown Carmel.

[Monterey Bay Aquarium](#)

Monterey Bay Aquarium, one of the best aquariums in the world, is located 27 minutes north from us and has a wide range of exhibits available. Monterey Bay Aquarium is a nonprofit public aquarium in Monterey, California. Known for its regional focus on the marine habitats of Monterey Bay, it was the first to exhibit a living kelp forest when it opened in October 1984. Its biologists have pioneered the animal husbandry of jellyfish and it was the first to successfully care for and display a great white shark.

[Cannery Row](#)

The Central Coast's premier visitor destination. Home to world-class restaurants, boutiques & galleries, spas, premium wine tasting & exciting recreation Monterey has to offer, including the best nightlife. Walk everywhere. The breathtaking coastline of the Monterey Bay National Marine Sanctuary is the backdrop for every Cannery Row experience.

[The Old Monterey Farmers Market](#)

Established in 1991, comprises of 3 ½ city blocks and runs year-round rain or shine. During the summer it's the largest gathering of people in Monterey County, attracting more than 10,000 locals and tourists in one location. You can travel the world in just three blocks, finding arts and crafts, handmade jewelry, furniture, clothing, international food, organic produce, flowers, and pastries.

[Carmel Valley Farmers Market](#)

The Carmel Valley Certified Farmers Market is a weekly farmers market taking place in the heart of Carmel Valley Mid Valley Shopping Center every Sunday from 10 am to 2 pm.

[The Dali Expo](#)

The first permanent West Coast exhibition of surrealist artist Salvador Dali. Located at the Museum of Monterey, the exhibition features the country's largest private collection with over 580 works including lithographs, etchings, rare sculptures and tapestries. The Dali Expo's mission is to revive Dali's local history by showcasing his influence locally and capturing the rich history that ties him to the Monterey region.

Favorite Restaurants:

Jeffrey's Grill

Located in Mid Valley Center, (2miles) Jeffrey's serves deliciously fresh, gourmet cuisine. Owner/Chef Jeffrey Thompson and his friendly staff have been serving fresh, inventive, gourmet cuisine in a warm and casual environment for over 23 years.

Wagon Wheel

Carmel Valley Road, is one of the long time landmarks for the Valley. The western decor shows their unique collection of local Carmel Valley ranch history, most of their collection having been gifted by generous customers. This popular restaurant has been a local favorite and locally owned and operated since the mid 60's.

Lafayette Kitchen and Bakery

The bakery itself is laid out like a long wide corridor with a row of communal tables, lined with modest vinyl tablecloths, and accented with yellow and red daisies. Glass cases are filled with all sorts of treasures—ham-and-cheese croissants and quiches, brioche *feuilletées*, fruit-flavored and chocolate macaroons, a bacon specked wheat, rye country breads and whole puff pastry fruit tarts.

Carmel Belle

Carmel Belle is an excellent little breakfast spot in Carmel-by-the-Sea. It has an extensive menu of fun dishes, coffees, and juices, while providing a relaxed atmosphere with a large dining area

La Bicyclette

La Bicyclette features European Country Cuisine, hand-crafted using local ingredients and old world artistry. It is a cozy, European bistro in downtown Carmel-by-the-Sea that serves delicious French and Italian food. It's great for lunch. We love their pizzas! Call for a reservation.

Cultura

Cultura offers a warm and casual atmosphere for intimate dining in the heart of Carmel-by-the Sea. Enjoy flavorful dishes inspired by the Oaxacan culture complimented by a full bar specializing in unique, small batch, Mezcal selections.

Il Tegamino

Il Tegamino is located in the charming Court of the Golden Bough. One of Carmel-by-the-Sea's best hidden gems, the Court of the Golden Bough is tucked behind the Cottage of Sweets on the south side of Ocean Avenue between Lincoln & Monte Verde.

[Baja Cantina](#)

Hot Chili Nights is Back. Thursdays at 5pm for classic cars and food. Fantastic food and exceptional bar with lively festive atmosphere. see the vintage automobile memorabilia or enjoy the heated patio for dinner.

[Mission Ranch](#)

The Restaurant at Mission Ranch is one of the most spectacular spots to dine on the Monterey Peninsula. The view is gorgeous: sheep grazing in the meadow, Santa Lucia Mountains in the near distance and Point Lobos with the Pacific Ocean's crashing waves. The Restaurant at Mission Ranch offers a varied and pleasing menu, moderately priced, featuring Classic American Cuisine. Dinner can be enjoyed inside or out on our heated patio. Live piano music is an institution at The Restaurant at Mission Ranch and you are welcome to join our spirited crowd at the piano bar any night of the week.

[Sur at the Barnyard](#)

Billy Quon's latest restaurant is simultaneously down-home, chic, modern and all-around beautiful, and the same can be said for the fried chicken. A local's favorite! SUR features a spacious Full bar (two Happy Hours 3-6pm & 8-9pm), Craft Draft Beers, and a Wine list featuring many of the great wines of the Monterey County wine growing region & of California.

[Seventh & Delores](#)

While the heart of the restaurant is a classic steakhouse, we imagine an experience and menu that is fun and contemporary. The rich, fertile land of California and the spectacular Pacific Ocean dictate the seasonally changing menu, but as victims of wanderlust, we also want to bring the energy and influences of our travels back to our home in Monterey County.

There are a few local menus in the brown guest book. Please feel free to add any of your favorites for other guest.

FROM	TO	DISTANCE	TIME
28180 Robinson Canyon Rd	Mid Valley Shopping Center	2 Miles	6 Minutes
28180 Robinson Canyon Rd	Barnyard Shopping Center	7.9 Miles	14 Minutes
28180 Robinson Canyon Rd	Crossroads Shopping Center	8.2 Miles	15 Minutes
28180 Robinson Canyon Rd	Pebble Beach HWY 1 Gate	9.0 Miles	16 Minutes
28180 Robinson Canyon Rd	Carmel-by-the-Sea Down-Town	9.3 Miles	16 Minutes
28180 Robinson Canyon Rd	Pebble Beach Lodge	10.1 Miles	16 Minutes
28180 Robinson Canyon Rd	Monterey	12.2 Miles	21 Minutes
28180 Robinson Canyon Rd	Big Sur	31.9 Miles	1hr. 12 minutes

Times may vary with traffic.



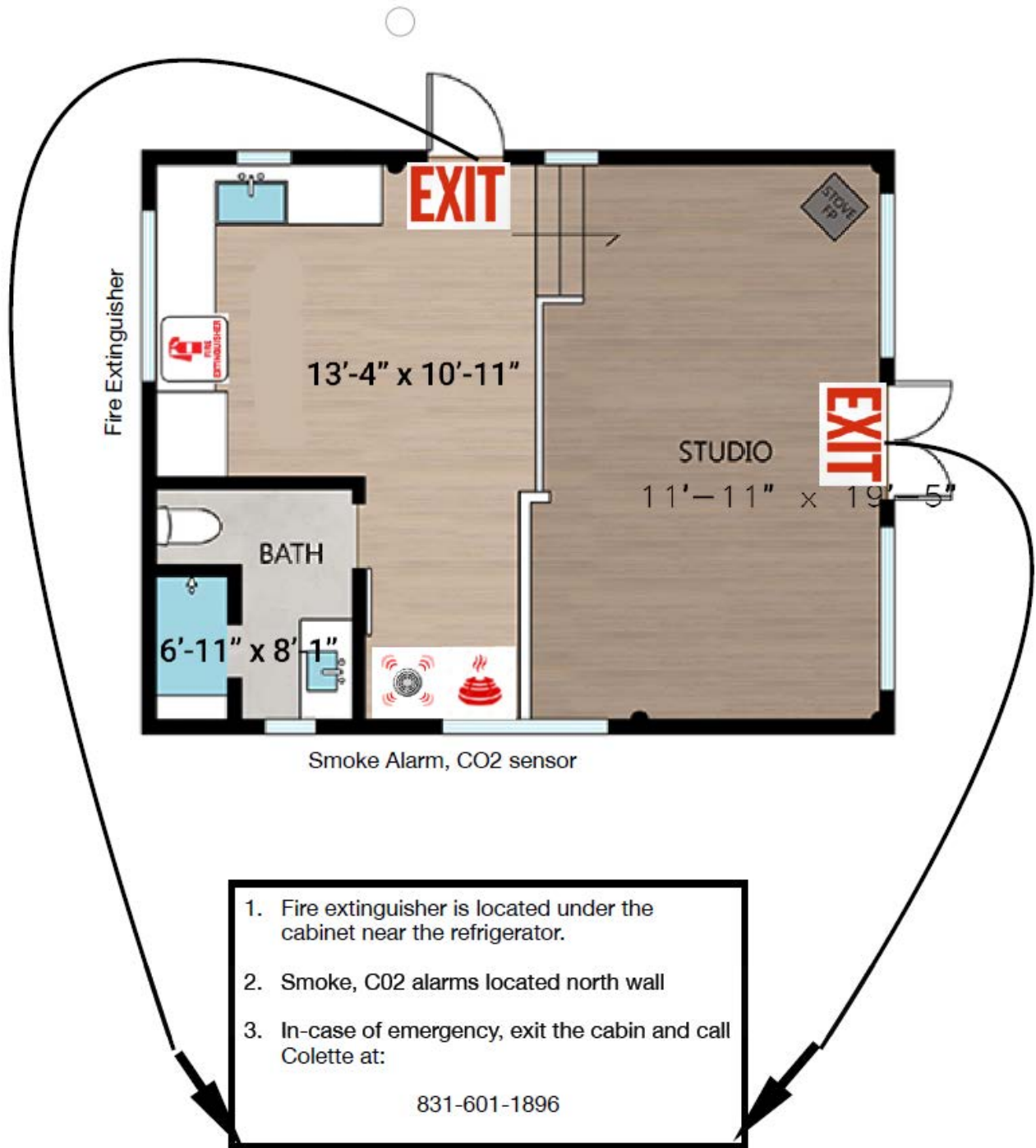
Operational Plan

*Unlimited rental days 365 per
year

*Resident resides at home 24/7

*3 Occupants **Only** at one time

*1 Employee for Cleaning the Cabin



DRIVEWAY



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