

Exhibit A

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DRAFT RESOLUTION

Before the Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

RUSSELL CAROL TR (PLN240095)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning Administrator:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301 and no exceptions under section 15300.2 apply; and
- 2) Approving an after-the-fact Use Permit for Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 21CE00504.

[PLN240095 RUSSELL CAROL TR, 503
CORRAL DE TIERRA RD, SALINAS, CA 93908,
TORO AREA PLAN (APN: 416-452-040-000)]

The RUSSELL CAROL TR application (PLN240095) came on for a public hearing before the County of Monterey Zoning Administrator on February 26, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator 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 County of Monterey General Plan;
 - Toro Area Plan (TAP);
 - Monterey County Code Chapter 7.120; and
 - 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) Project Scope. The project is located at 503 Corral de Tierra Rd, a County-maintained road, in Toro subject to the Toro Area Land Use Plan. On March 29, 2024, the applicant submitted an application seeking to use their existing single-family dwelling, known as the “Vineyard” located in a residentially developed neighborhood as a Commercial Vacation Rental.

- Allowed Use. The property is located at 503 Corral de Tierra Rd,
- c) Salinas, within the Toro Area Plan (APN: 416-452-040-000). The parcel is split zoned Resource Conservation, one unit per lot, 10 acre minimum with a small portion to the northwest corner of the property having a Design Control overlay and the remainder of the parcel having a Visual Sensitivity overlays or “RC/10-D|RC/10-VS.” The RC zoning allows the use of Residential Property as a commercial vacation rental, subject to the granting of a Use Permit pursuant to Title 21, Section 21.36.050.JJ. Therefore, the proposed use is allowable.
 - d) Lot Legality. The subject property (9.48 acres in size), APN: 416-452-040-000, as shown in its current size and configuration on Document #432000034 on the Parcel Map Volume 22, Page 20. Therefore, the County recognizes the property as a legal lot of record.
 - e) Land Use Advisory Committee (LUAC) Review. This project was not referred to the Toro Land Use Advisory Committee for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
 - f) Vacation Rental Operation License. Condition No. 7 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
 - g) Business License. Condition No. 6 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.
 - h) Transient Occupancy Tax. Condition No. 8 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a commercial vacation rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.
 - i) Adequate Emergency Response Time. Condition No. 5 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 21 section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. The subject property is within a 15-minute drive from the Monterey County Regional Fire Station 3 and a 24-minute drive from Salinas Valley Health Medical Center, which provide 24-hour emergency medical and

fire response services. Additionally, the applicant provided the property manager, Anna Russell, residing at 100 Robley Rd, Salinas, CA 93908 will be available 24/7 to respond within the 30 minutes to any concerns on the property. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

- j) Parking. Title 21 section 21.64.290.F.6 requires that commercial vacation rentals provide parking in compliance with Title 21 section 21.58.040. Title 21 section 21.58.040 establishes the minimum required parking spaces. A single-family dwelling requires two parking spaces. As proposed, the property can accommodate up to three total cars for occupants and employees, which exceeds the requirements of Title 21 section 21.58.040.
- k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 416-452-040-000).
- l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.F.8 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.
- m) Permit Expiration. Condition No. 4 applies a 7-year expiration to the granting of this Use Permit, pursuant to Title 21 Sub-Section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate on-going review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.74.110, which requires submittal of the request at least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21 and 2) an opportunity for Planning staff's review for on-going compliance with the conditions of approval.
- n) Access. The property has access through Corral de Tierra Road, a County owned and maintained public road, and therefore is not required to comply with regulations outlined in Title 16 Chapter 16.80, which regulates private roads in Monterey County.

2. FINDING: **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

EVIDENCE: a) The project has been reviewed for site suitability by HCD-Planning and HCD-Environmental Services. 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. Conditions recommended have been incorporated.

- b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240095.

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 and HCD-Environmental Services. The property is served by a private well, which has been verified by the County of Monterey Health Bureau Environmental Health Division to satisfy the bacteriological and acute inorganic primary drinking water standards, and the onsite septic system will be sufficient to provide sewer treatment for the dwelling. 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 infrastructure is in place to serve the use, as discussed in subsequent Evidence “c” through “f”.
 - c) The property has road access to Corral De Tierra Rd Road, a County owned and maintained public road.
 - d) The residence is connected to an existing Onsite Wastewater Treatment System (OWTS). A performance evaluation on the OWTS was provided to Environmental Health Bureau (EHB) and was subsequently deemed complete on September 22, 2025. Based on the evidence provided, EHB found that the OWTS was in good working order and functioning properly and that the system was installed in the form and manner as required by the County on June 4, 2024, satisfying the requirements of Title 21 section 21.64.290.F.8-9.
 - e) Solid waste (garbage) collection service is and will continue to be provided by USA Waste of California.
 - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240095.

4. FINDING: **VIOLATIONS** – The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of one current violation existing on the subject property for a commercial vacation rental (Code Enforcement Case 21CE00504). On April 13, 2022, an inquiry letter from HCD-Code Compliance was sent to the property owner stating that the property may possibly be in violation with Monterey County Code through the operation of a non-permitted vacation rental and that immediate action shall be taken to bring the property into compliance. The applicant submitted a request for an after-the-fact Use Permit for a Commercial

Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer and abate Code Enforcement Violation No. 21CE00504 to bring their property into compliance with the Monterey County Code on March 29, 2024. No additional complaints have been received.

- b) The violation (Code Enforcement No. 21CE00504) will be abated upon granting of this permit and brings the subject property into compliance.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240095.

- 5. FINDING: CEQA (Exempt)** – The project qualifies for a Class 1 categorical exemption pursuant to CEQA Guidelines section 15301 and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
 - b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence, nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence “d” through “i”.
 - d) Class 1 exemptions do not qualify for an exception based on location.
 - e) The County’s regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. Consistent with the Findings and Purpose in Monterey County Ordinance Number 5422 section 1.F, the requirement for a Use Permit for commercial vacation rental activities ensures that the impact of such leasing activities can be appropriately evaluated.

The FEIR analyzed the project for environmental impacts and did not identify any significant or unavoidable impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. The FEIR did disclose that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses and limits such nuisances in which the applicant/operator must comply with. Additionally, cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed. There is no evidence suggesting that implementing the regulations would result in a significant or unavoidable environmental impacts. Further, Title 21 section 21.64.290 establishes caps on the maximum amount of Use Permits for commercial vacation rentals to ensure that the potential cumulative effects of commercial vacation rentals are minimized. The granting of Use Permit would allow the establishment of the 2nd

permitted vacation rental in the Toro Area Plan out of a maximum of 173 Use Permits that may be issued at any given time pursuant to Title 21 Section 21.64.290.F.3.b. The project is consistent with all the criteria in Title 21 section 21.64.290 and, therefore, would not contribute to a cumulative effect.

- f) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
- g) The parcel is located on Corral De Tierra, a Scenic Highway Corridor, and is in the Critical Viewshed in a visually sensitive area of the Toro Area Plan. However, the project also does not propose any physical changes that would have any potential to impact scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
- h) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.
- i) The project would not damage any historical resources.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN240095.

6. FINDING: **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
EVIDENCE: Planning Commission. Pursuant to Title 21 section 21.80.040.B, an appeal of the Zoning Administrator’s decision for this project may be made to the Planning Commission by any public agency or person aggrieved by their decision.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Find that the project, allowing the use of an existing residential property for transient lodging, qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
- 2) Approving an after-the-fact Use Permit for Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 21CE00504.

Said decision is to be in substantial conformance with the attached plan and subject to the attached conditions, which are incorporated herein for reference.

PASSED AND ADOPTED this 26th day of February, 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 DATE.

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. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

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County of Monterey HCD Planning

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

PLN240095

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This After-the-fact Use Permit (PLN240095) for a Commercial Vacation Rental that allows the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 21CE00504. This property is located at 503 Corral de Tierra Rd, Salinas (Assessor's Parcel Number 416-452-040-000), Toro Area Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. 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 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. Any use 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 other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an on-going 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:
"A Use Permit for an after-the-fact Commercial Vacation Rental (Resolution Number _____) was approved by Zoning Administrator for Assessor's Parcel Number 416-452-040-000 on February 26, 2026. The permit was granted subject to eight 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. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either 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 on-going basis, the property shall only be rented for transient residential-related use.

4. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is February 26, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

5. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

6. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

7. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

8. PD053 - TOT REGISTRATION

Responsible Department: Planning

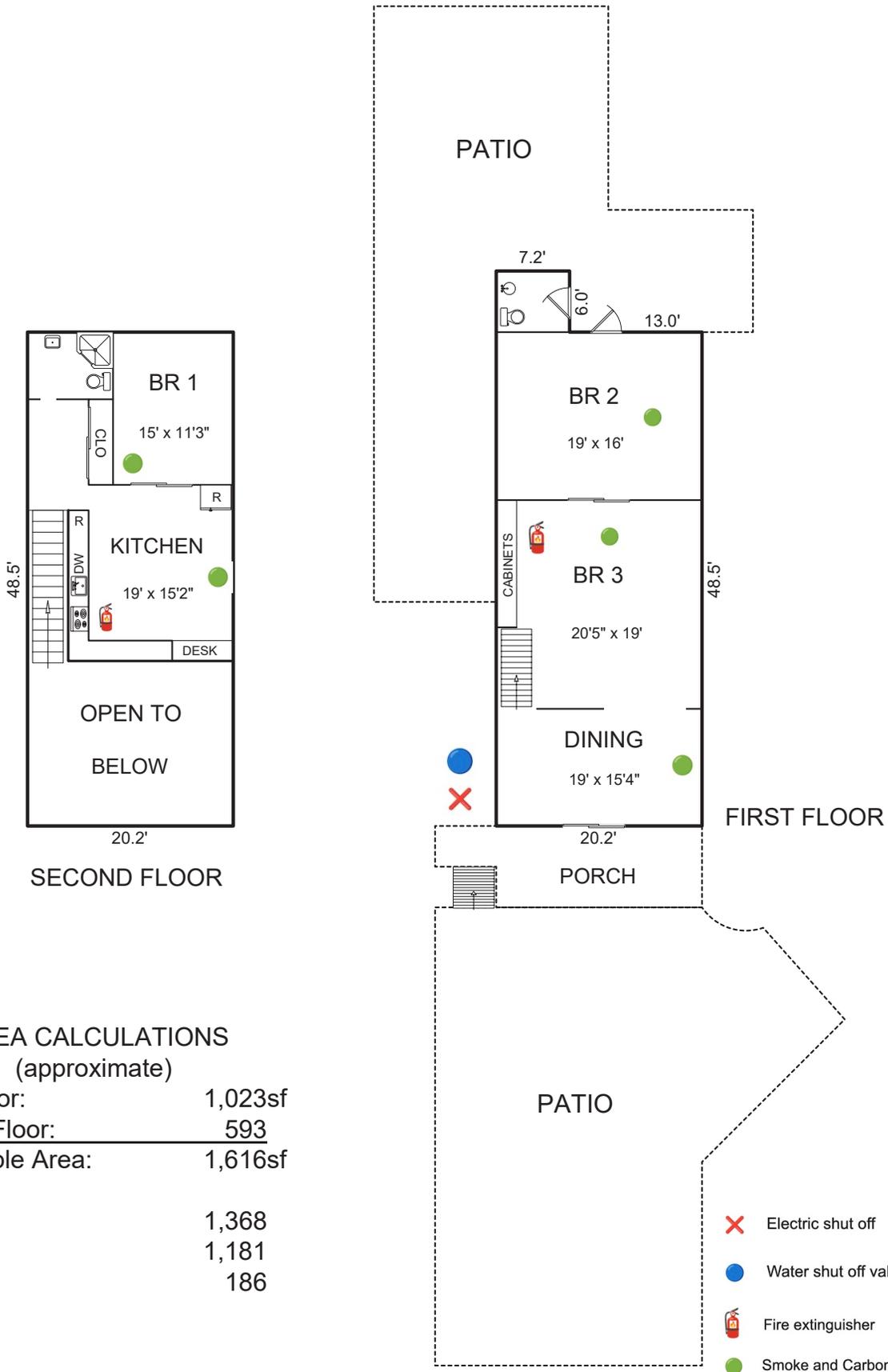
Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

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VINEYARD HOUSE

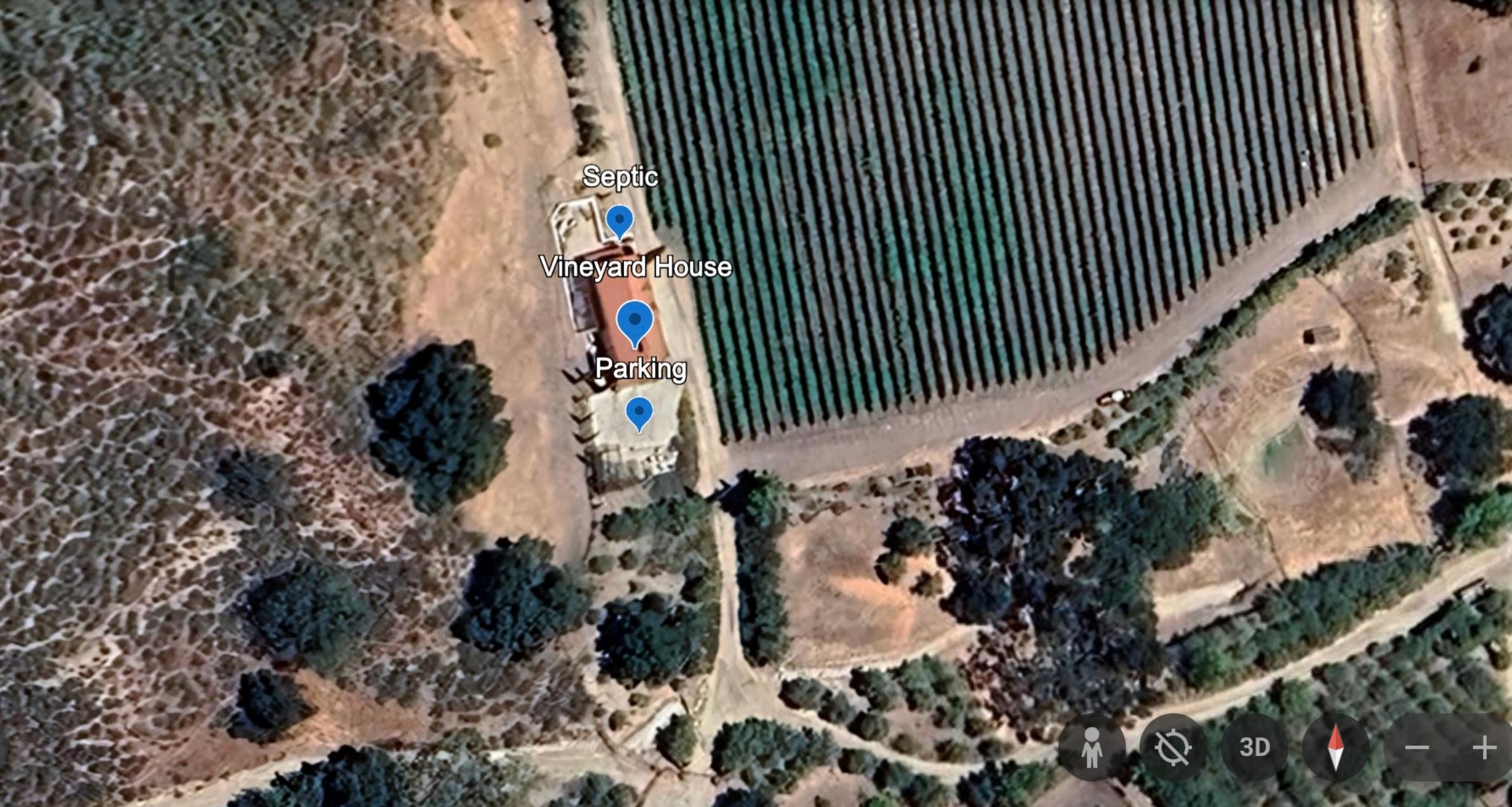
503 CORRAL DE TIERRA ROAD, SALINAS, CA 93908



AREA CALCULATIONS (approximate)

First Floor:	1,023sf
Second Floor:	593
Net Livable Area:	1,616sf
Patio:	1,368
Patio:	1,181
Porch:	186

- X Electric shut off
- Water shut off valve
- Fire extinguisher
- Smoke and Carbon Monoxide Detector



Septic

Vineyard House

Parking



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503 Corral de Tierra Rd, Salinas **Transient Use Operation Plan**

Host Contact/Address

Anna: 831.229.2105 – arussell@detierra.com
100 Robley Rd Salinas Ca 93908

Booking Rules

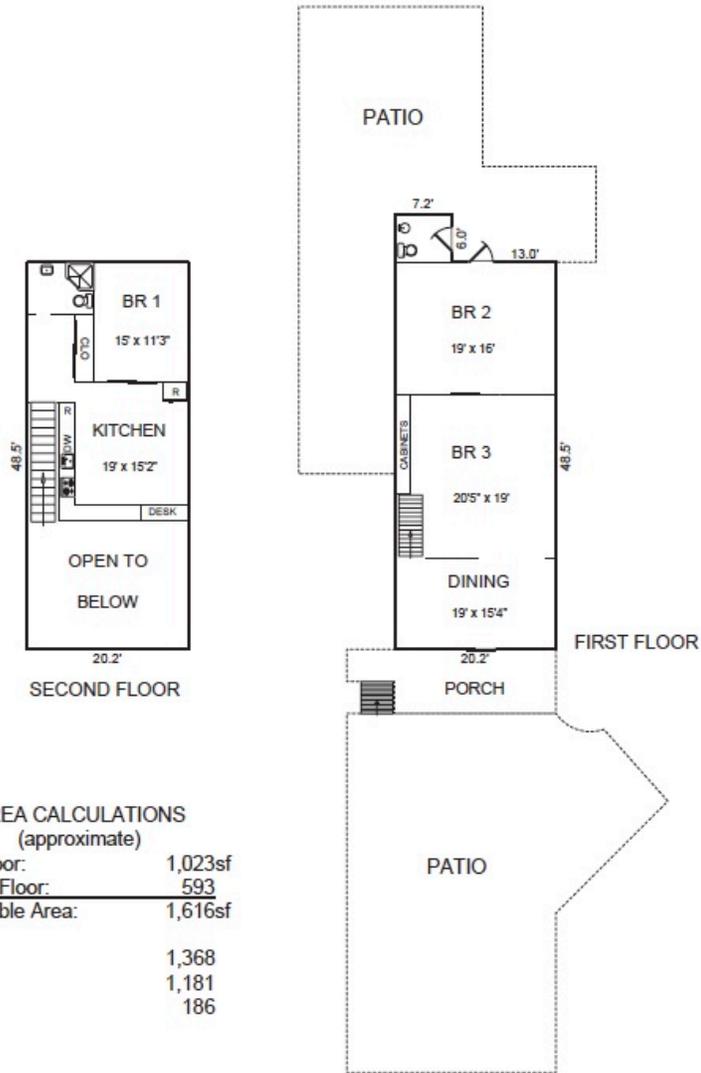
- 1.) Length of Stay must be between 1-30 days.
- 2.) Rental Contracts shall be only 1 at a time. Meaning, only one group can book property during any period of time.
- 3.) Rental shall be booked no more than 200 days per year. Average booking days will likely be between 100-150 days per year.
- 4.) This rental is designed as a guest only property, meaning no one besides the contracted group will be staying on site at the time of rental.
- 5.) The Maximum number of guests per contract would be 6 guests. This number includes all guests older than 2 years old. This is in accordance with the minimum space requirements as specified in the California Uniform Housing Code.
- 6.) No events, no additional guests, no amplified music, no parking on the street, and no fires outdoors.
- 7.) Renters in breach of any of these rules or those listed above will be immediately evicted.
This info will be in 2 binders in kitchen and living room.

Additional Checklist Info Required

- 8.) The maximum number of contractors on site at any time would be 5 (3 cleaning crew and 2 landscape crew).
- 9.) The property will be advertised on Airbnb, and possibly VRBO in the future.
- 10.) There will be NO on-site advertising.

Occupancy Limits

VINEYARD HOUSE
503 CORRAL DE TIERRA ROAD, SALINAS, CA 93908



Contractors

This property would use the following contractors: Patricio's Cleaning Service (after each stay). This property will be self-managed by Anna Russell. Other contractors are only on site for repairs on a case by case basis.

Emergency Plan

Guests will be given security information on a laminated form in the house, as well as within all online listings. There will be two fire extinguishers in the home (in the upstairs kitchen and downstairs living room). The information on water shut off (Behind the porch, near the exterior power box) will be on this placard as well. Evacuation plan will be to use the driveway and whichever direction of Corral de Tierra Road is unobstructed. We will provide a laminated map demonstrating the routes and the location of the nearest fire station (Laureles Grade Station). We will also include local emergency numbers (9-1-1, Poison Control, Animal Control, MoGO clinic, and Emergency Room).

Emergency Numbers

9-1-1 Please call **9-1-1** if there is a life-threatening emergency and provide the address: 503 Corral de Tierra Rd.

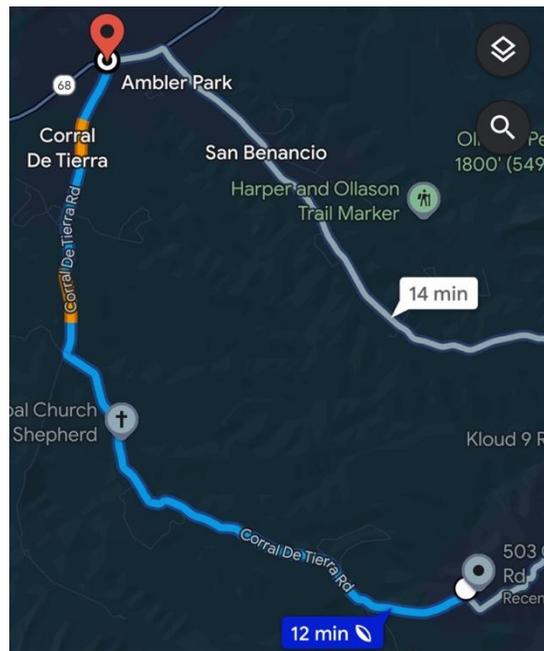
Poison Control: Please call **1-800-222-1222** with any questions regarding substances or exposure to chemicals/poison.

MOGO Urgent Care Clinic: Please call **831-622-6932** to schedule urgent care visits at our local MoGo Clinic.

CHOMP (Hospital): Community Hospital of the Monterey Bay is the closest hospital with emergency room, please call **9-1-1** if you have an emergency

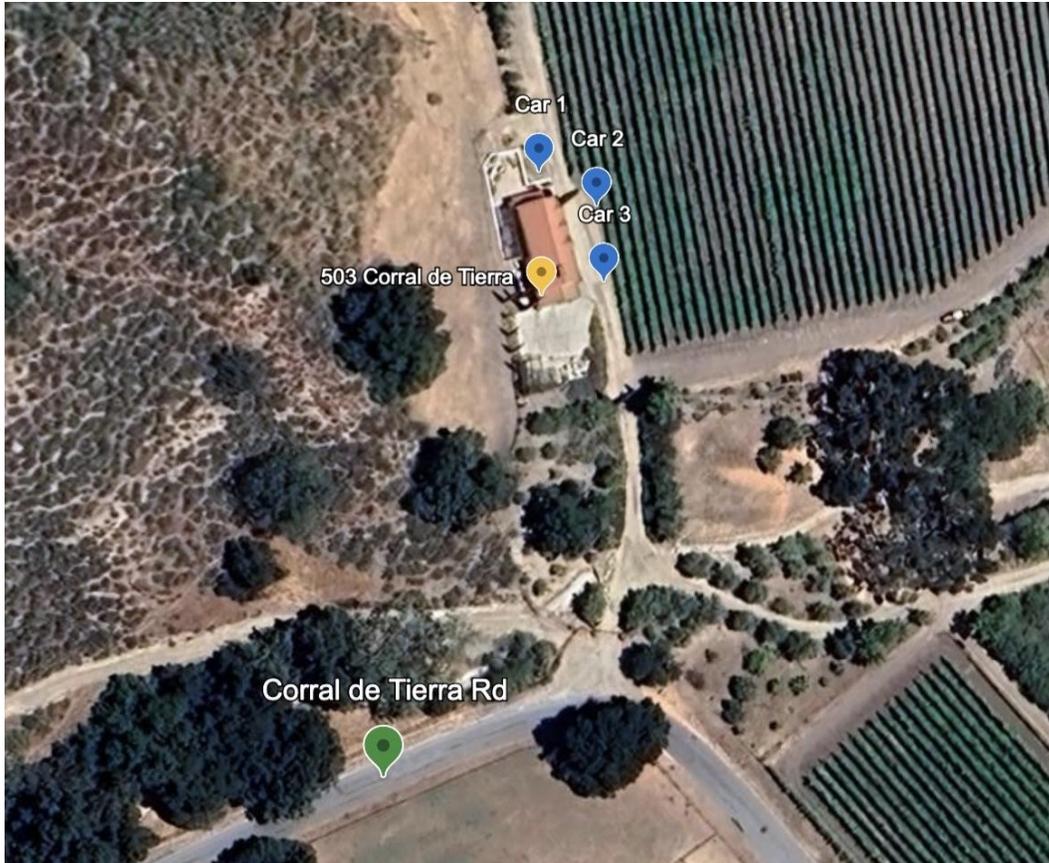
Laureles Grade Fire Station: Please call **831-484-1197** for non-emergency fire station inquiries.

Evacuation Map



Parking Plan

There is space for 3 vehicles at the house. 1 spot behind the house and space for 2 cars next to the vineyard. We will not be allowing more than 3 vehicles on property at a time. There is no space to park on the road due to its rural, narrow nature. Street parking is expressly prohibited and will be stated as such in listing and inside the home (in a picture frame by the door). We will not be allowing vehicles to park anywhere but these spots designated. We will share this information in the Airbnb Listing, in our check in emails, and we will place signs to designate this in the home. The map below shows the car locations. They are blue balloons, and are labeled car 1-3.



Noise Plan

We will provide information regarding quiet hours to all guests and prospective guests. We will not allow any “day guests” on site, and no amplified music outside. We will state that quiet hours are 9 pm until 9 am so they are aware of the restrictions.



INVOICE

To view your Insert
Click the link below:
[INSERT1](#)

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

18-99173-63002
DE TIERRA EVENTS
OCTOBER SERVICE
10/01/2024
0096049-0527-4

How to Contact Us

Visit wm.com/MyWM

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (800) 321-8226

Your Payment is Due

Due Upon Receipt

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due

\$322.66

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
322.66		(322.66)		0.00		322.66		322.66

IMPORTANT MESSAGES

All billing disputes must be resolved within 60 days of the original invoice.
Notice regarding personal information - We collect personal information in conjunction with accounts and processing of payments. You may have certain rights regarding your personal information. To learn more about your rights, visit wm.com/privacy.

✂ ----- Please detach and send the lower portion with payment ----- (no cash or staples) -----

WMM
USA WASTE OF CALIFORNIA, INC.
CARMEL MARINA CORPORATION
PO BOX 3020
MONROE, WI 53566-8320
(800) 321-8226
(831) 384-5000

Invoice Date	Invoice Number	Customer ID (Include with your payment)
10/01/2024	0096049-0527-4	18-99173-63002
Payment Terms	Total Due	Amount
Due Upon Receipt	\$322.66	

***** DO NOT PAY-AUTOMATIC PAYMENT WILL BE PROCESSED *****
Your bank account will be drafted \$322.66.

0527000189917363002000960490000003226600000032266 2

I2216C18

DE TIERRA EVENTS
505 CORRAL DE TIERRA RD
SALINAS CA 93908-8950

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 541065
LOS ANGELES, CA 90054-1065



530-0068217-0527-1



HOUSING AND COMMUNITY DEVELOPMENT

Announcements

Development Services

Planning
Services

Permit Center

GIS / Maps

About Us



Vacation Rental Home Inspection Checklist

Property Information

- Have your Vacation Rental Operation Application number ready.
- Vacation Rental Address and Unit/Suite/Apt # **503 Corral de Tierra Rd. Salinas CA 93908**
- Total number of bedrooms **3**
- Total number of onsite parking spaces (e.g. garage, driveway) **4**

Interior Inspection

- Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.
- Every sleeping room has a functional smoke alarm.
- Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.
- All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.
- Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.
- Other heating equipment is in safe operating condition and placed in an approved location..
- There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.
- The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

- There is no evidence of infestation, garbage, and debris at the site.
- The property has active garbage pick-up service.
- If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.
- Property is in an overall safe and sanitary condition.
- Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

Passed

Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General Contractor Name & Acknowledgement

Ethan Hare Hare Construction
Lic. 883990

License/Certification # (for Contracts certified by the California Contractors State License Board, the certification must be a License Classification Type B, B-2, or C-47):

Date
10/30/24

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Sitemap

Contact Us

