

# 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:

**CRONIN MARY & MATTHEW TRS (PLN250233)**

### 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 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. 25CE00699.

[PLN250233 CRONIN MARY & MATTHEW TRS, 17420 Cachagua Road, Carmel Valley, CA 93924, Carmel Valley Area Plan (APN: 417-091-018-000)]

**The CRONIN MARY & MATTHEW TRS application (PLN250233) 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 (General Plan);
    - Cachagua Area Plan;
    - 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 site is developed with an existing 1,800 square foot single family dwelling inclusive of four bedrooms, three bathrooms, and a kitchen. On January 23, 2026, the applicant submitted an application seeking to use their existing single-family dwelling as a Commercial

Vacation Rental.

- c) Allowed Use. The property is located at 17420 Cachagua Road, Carmel Valley within the Cachagua Area Plan (APN: 417-091-018-000). The parcel is zoned Rural Density Residential with a maximum gross density of twenty (20) acres per 1 unit, or “RDR/20”. Title 21 Section 21.16.050.rr allows for the Commercial Vacation Rental use subject to the granting of a Use Permit. Title 21 Section 21.64.290.F establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer. Therefore, the proposed use is allowable.
- d) Lot Legality. The subject parcel (Assessor’s Parcel Number 417-091-018-000) is shown in its current configuration as 20.1 acre parcel, being identified as a portion of 285 acre parcel in Volume 15, Page 80 of a Record of Survey map. Therefore, the County recognizes the subject property as a legal lot of record.
- e) Land Use Advisory Committee (LUAC). This project was not referred to the Cachagua Advisory Committee LUAC 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) Business License. Condition No. 7 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.
- g) Vacation Rental Operation License. Condition No. 8 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.
- h) Transient Occupancy Tax. Condition No. 9 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. 6 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. Response times are

within 40-45 minutes of structural coverage from the Community Hospital of The Monterey Peninsula, which provides 24-hour emergency medical services, and within 7 minutes of structural coverage from the Cachagua Fire Protection District, within its response area. Additionally, the applicant has demonstrated compliance with the regulations for a property manager, Adrian Gomez, residing at 37200 Nason Road #40, Carmel Valley 93924, to be available 24/7 and able to arrive within 30 minutes. 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 eight total cars for occupants, 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: 417-091-018-000).
- 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. 5 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 subject property is accessed by a county-maintained road, therefore no further documentation or condition is required of the applicant.
- o) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250233.

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 the following departments and agencies: HCD-Planning and Environmental Health Bureau. 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 PLN250233.
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 the 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) Potable water for the property is, and will continue to be, provided by private well. Necessary public facilities will continue to be provided by the current providers. The sewer utility bills were provided to determine the property has adequate water and sewage management to serve the proposed vacation rental.
  - c) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
  - d) The residence is connected to an existing Onsite Wastewater Treatment System (OWTS). A performance evaluation on the OWTS, dated June 22, 2025 was provided. Based on the evidence provided, Environmental Health Bureau staff reviewed and approved on October 2, 2025, that the OWTS was in good working order and functioning properly.
  - e) To address emergency situations, the attached Operations Plan includes an evacuation map which is placed in a location that is easy to access by renters.
  - f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250233.
4. **FINDING:** **VIOLATIONS** – The subject property shall comply with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. A violation exists on the property and approval of this permit would abate said violation.

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of a violation existing on subject property which will be corrected with the approval of this Use Permit. On January 8, 2026, 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 a 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. 25CE00699 to bring their property into compliance with the Monterey County Code on January 23, 2026. No additional complaints have been received.
  - b) The violation (Code Enforcement No. 25CE00699) 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 PLN250233.

- 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 are not qualified for an exception by their location.
  - e) The County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). 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.

- f) 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 County prepared a FEIR for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). 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 this Use Permit will allow the establishment of the 4th permitted vacation rental in the Cachagua Area Plan out of a maximum of 20 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.

- g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
- h) The project would not result in damage to scenic resources within view of State Scenic Highway. The nearest designated State Scenic Highway is Highway 68, which is approximately 18 to 20 miles north of the property. The project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
- i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.
- j) The project would not damage any historical resources.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN250233.

6. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) 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) Approve 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. 25CE00699.

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 26<sup>th</sup> day of February 2026,

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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

PLN250233

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

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This after-the-fact Use Permit (PLN250233) for a Commercial Vacation Rental to allow the use of the property for transient lodging for a period of 30 consecutive calendar days or fewer and abate Code Enforcement Violation No. 25CE00699. This property is located at 17420 Cachagua Road, Carmel Valley (Assessor's Parcel Number 417-091-018-000), Cachagua 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 ongoing basis unless otherwise stated.

### 2. PD002(B) - 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 (Resolution Number XX-XXX) was approved by the Zoning Administrator for Assessor's Parcel Number 417-091-018-000 on February 26, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with County of Monterey HCD." Proof of recordation of this notice shall be furnished to the Director of HCD 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 commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

### 3. 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.

### 4. 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.

### 5. 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 MONTH DAY, YEAR, 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.

## 6. 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.

## 7. 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.

## 8. 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.

## 9. 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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# Monterey County Commercial Rental Property Documentation

## Property Address:

17420 Cachagua Rd  
Carmel Valley CA 93924

Owners Name: CRONIN

## Contact Information:

Matthew Cronin  
565 Euclid Ave  
Berkeley CA 94708  
[Matt.cronin7931@gmail.com](mailto:Matt.cronin7931@gmail.com)  
650-440-9584

## Property Details:

APN #: 417-091-018-000  
TOT #: 001985  
Parcel Size: 19.08 Acres  
Zoning: RDR/20  
Tax Rate Area: 060-125

## Home Details:

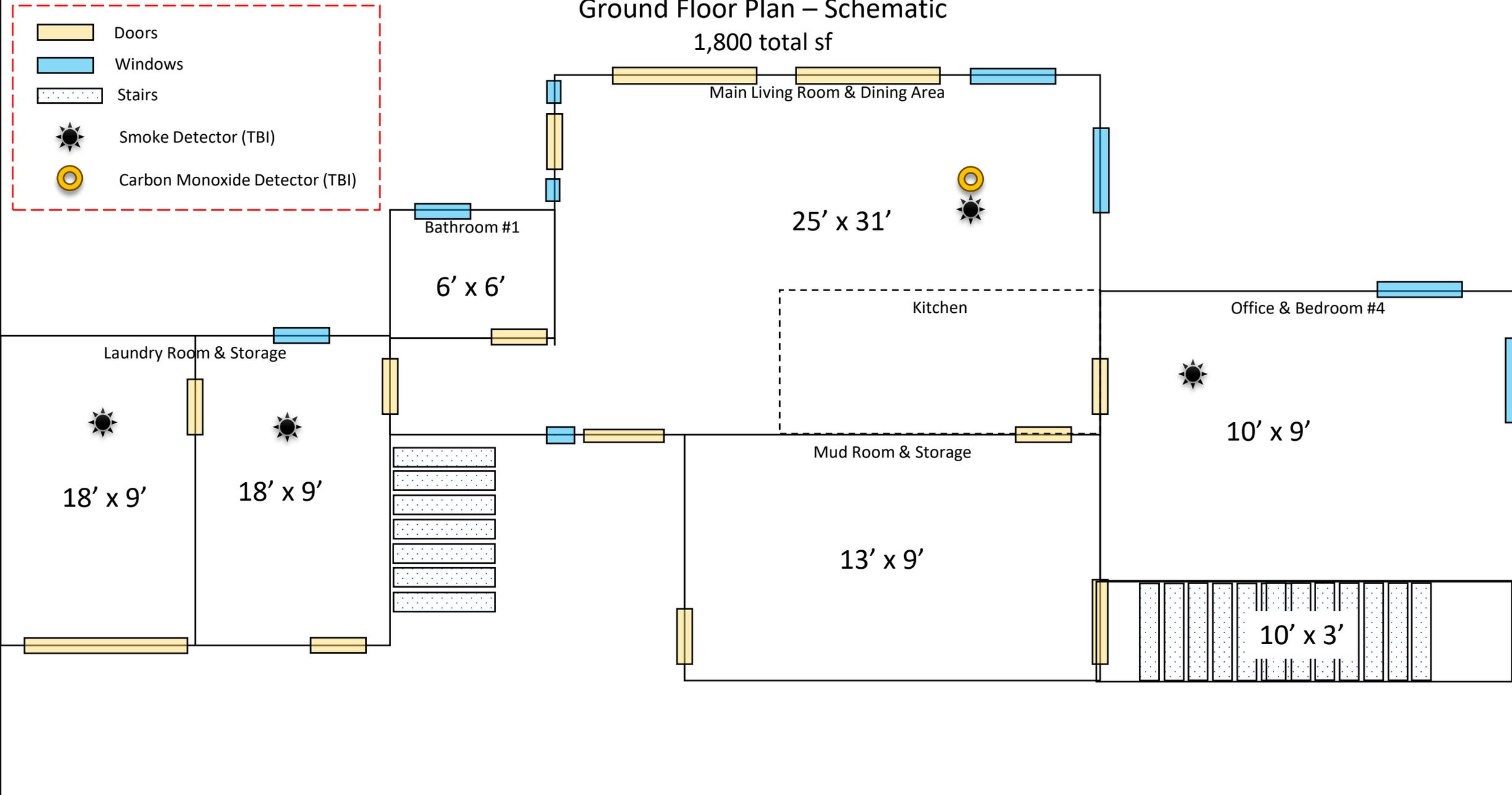
1,800 sf, 4 beds, 3 baths

# Vacation Rental Operation Table of Contents

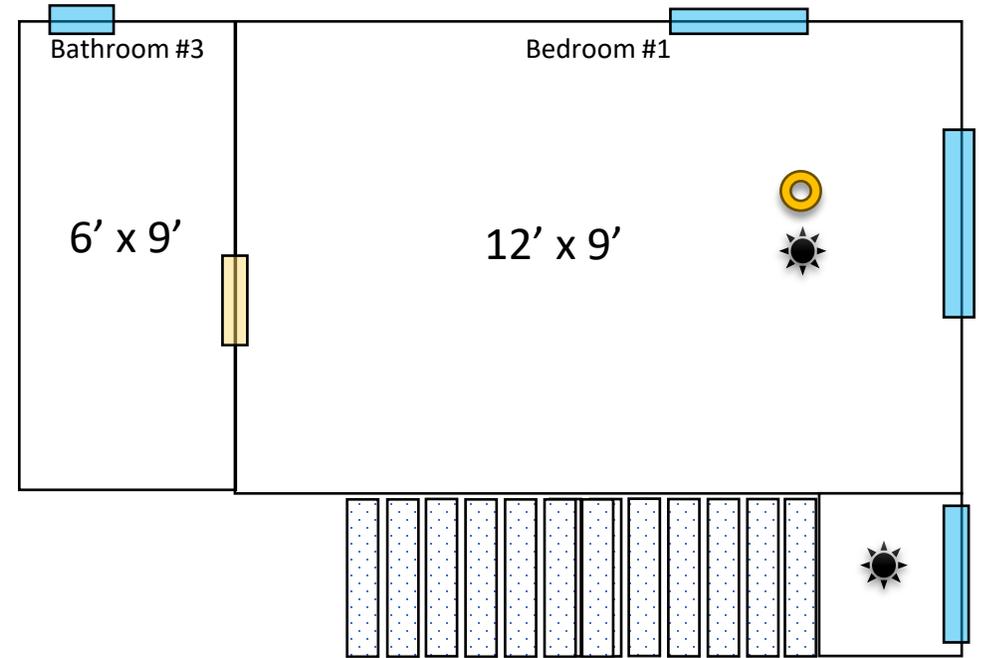
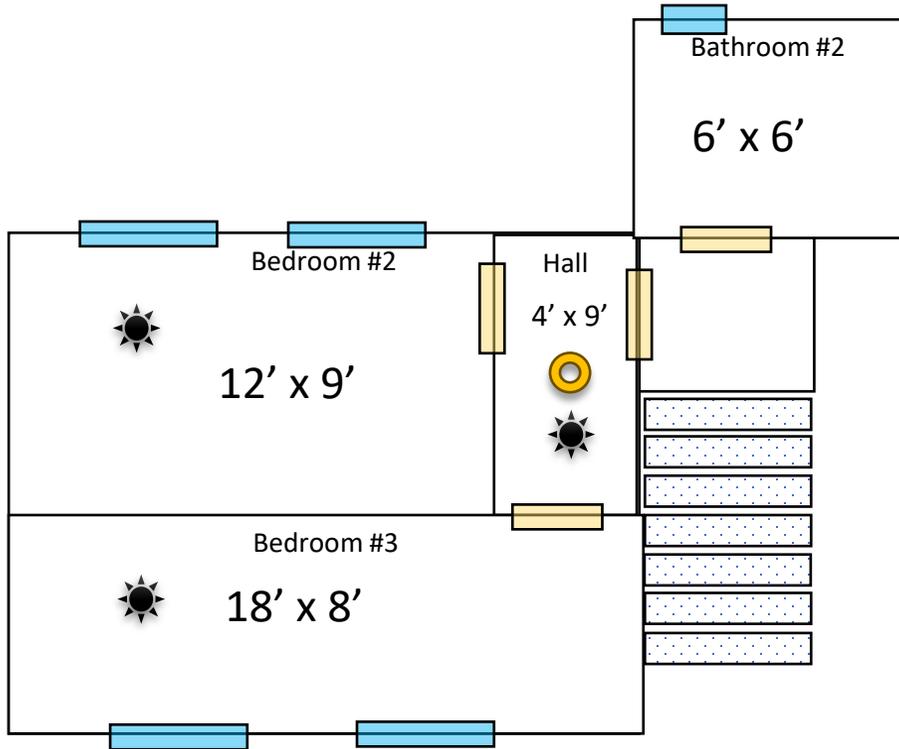
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- Site Plan Schematics
- Evacuation Maps
- Site Survey
- Nearest Fire Station and Emergency Room
- Waste Management Invoice
- Septic System Inspection
- Documents Required/Next Steps Q&A

# Ground Floor Plan – Schematic

1,800 total sf

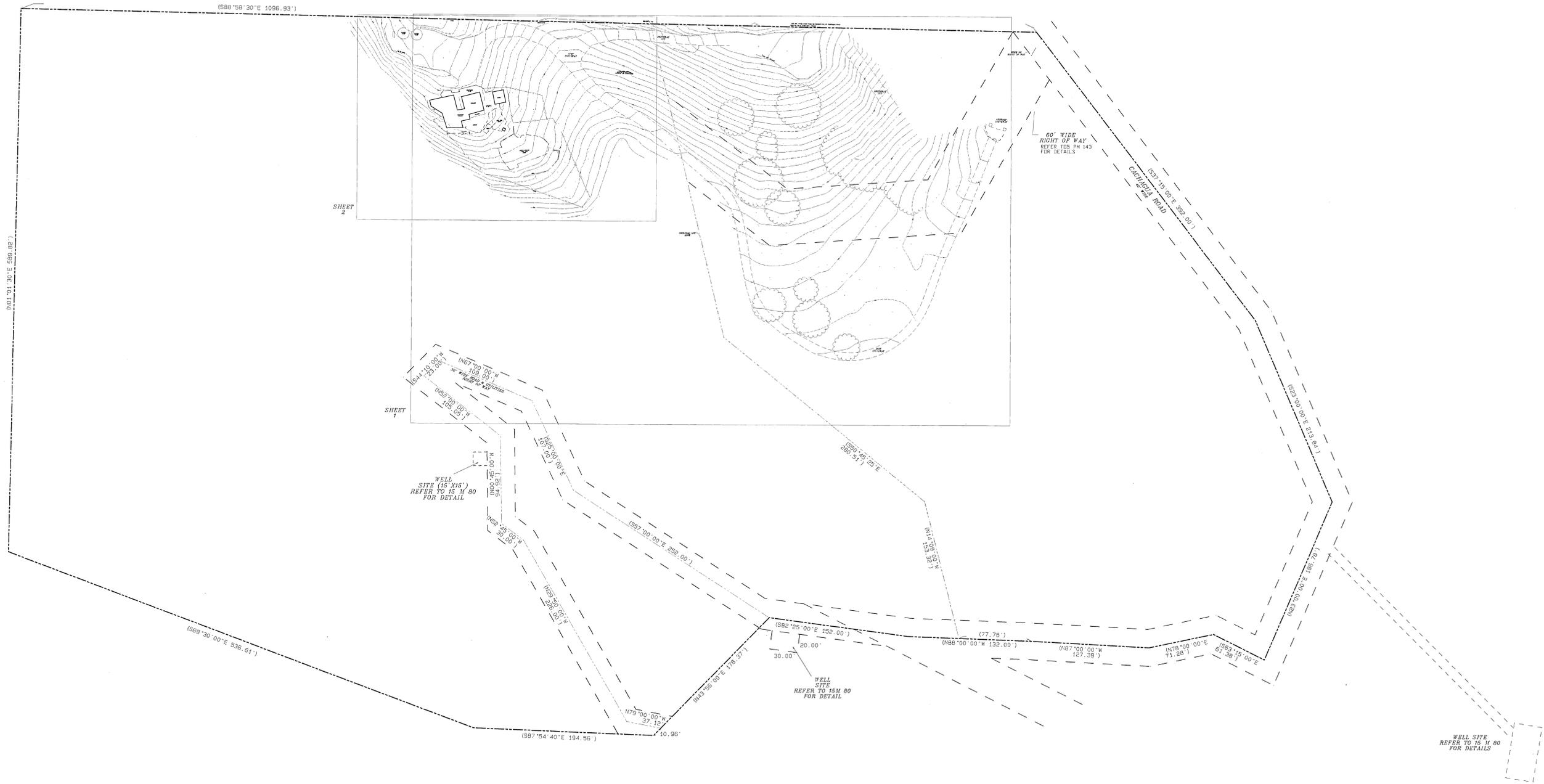


# Second Floor Plan – Schematic





SITE OVERVIEW



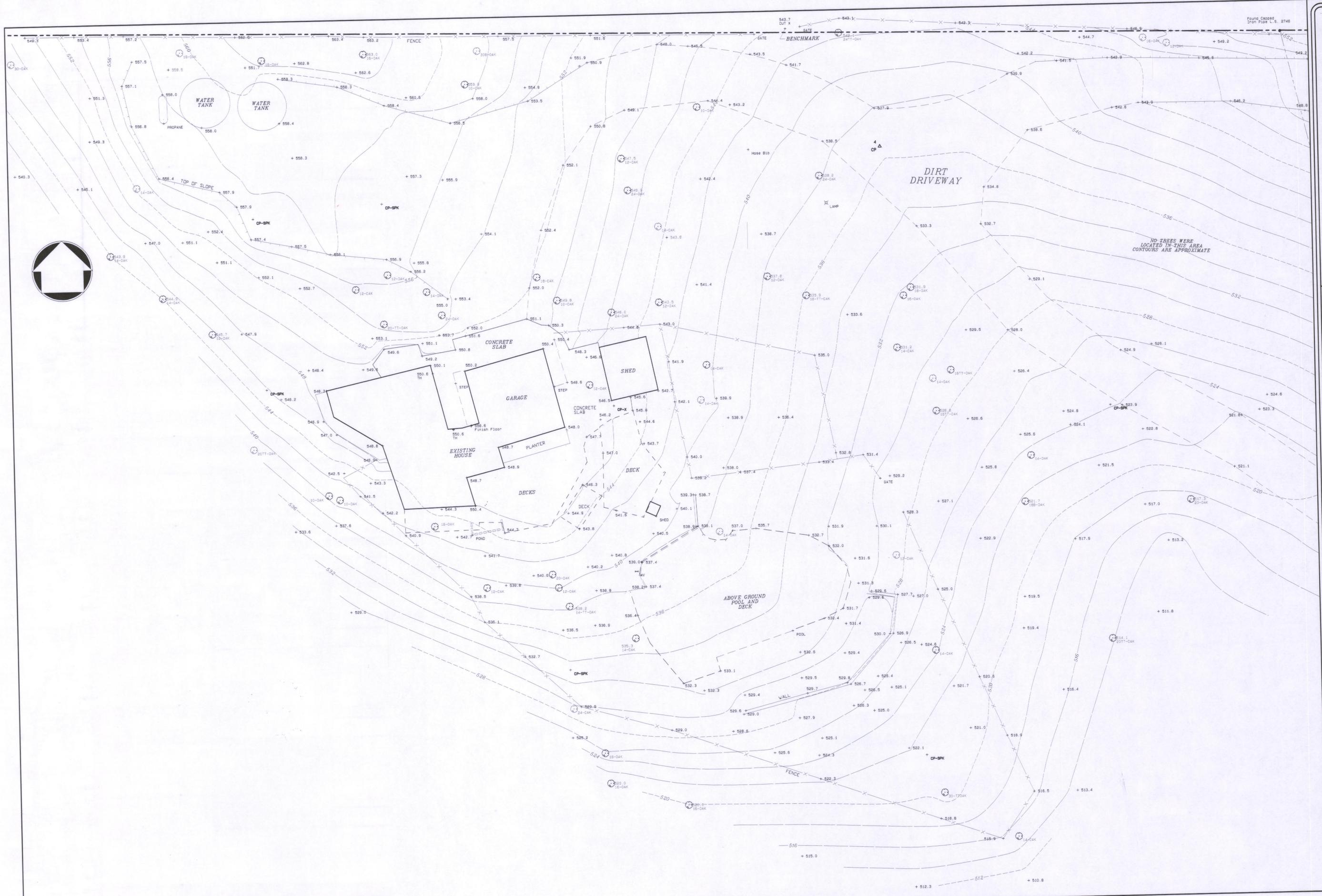
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 1729 SEABRIGHT AVE. SUITE A  
 SANTA CRUZ, CA. 95062  
 (831) 425-5005

ROSE ESTATE  
 17420 CACHAGUA ROAD  
 CACHAGUA, CALIFORNIA

REVISIONS

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 OF 3



**WARD SURVEYING**  
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 SANTA CRUZ, CA. 95062  
 (831) 425-5005

**ROSE ESTATE**  
 CACHAGUA, CALIFORNIA

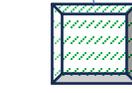
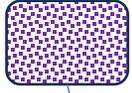
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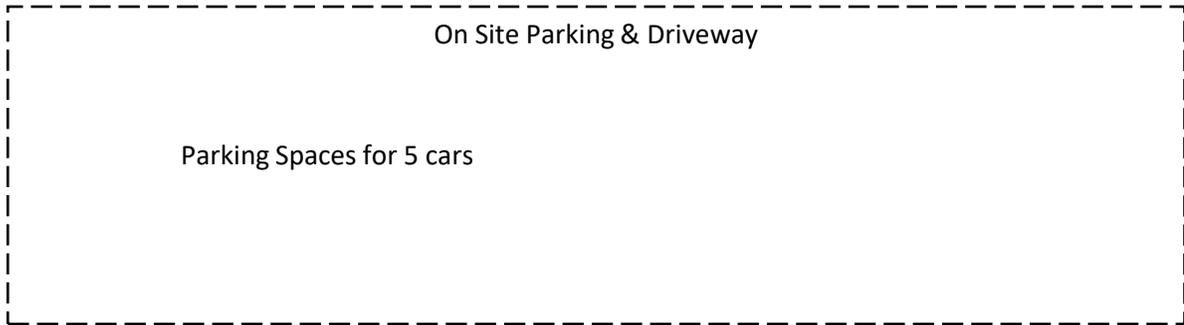
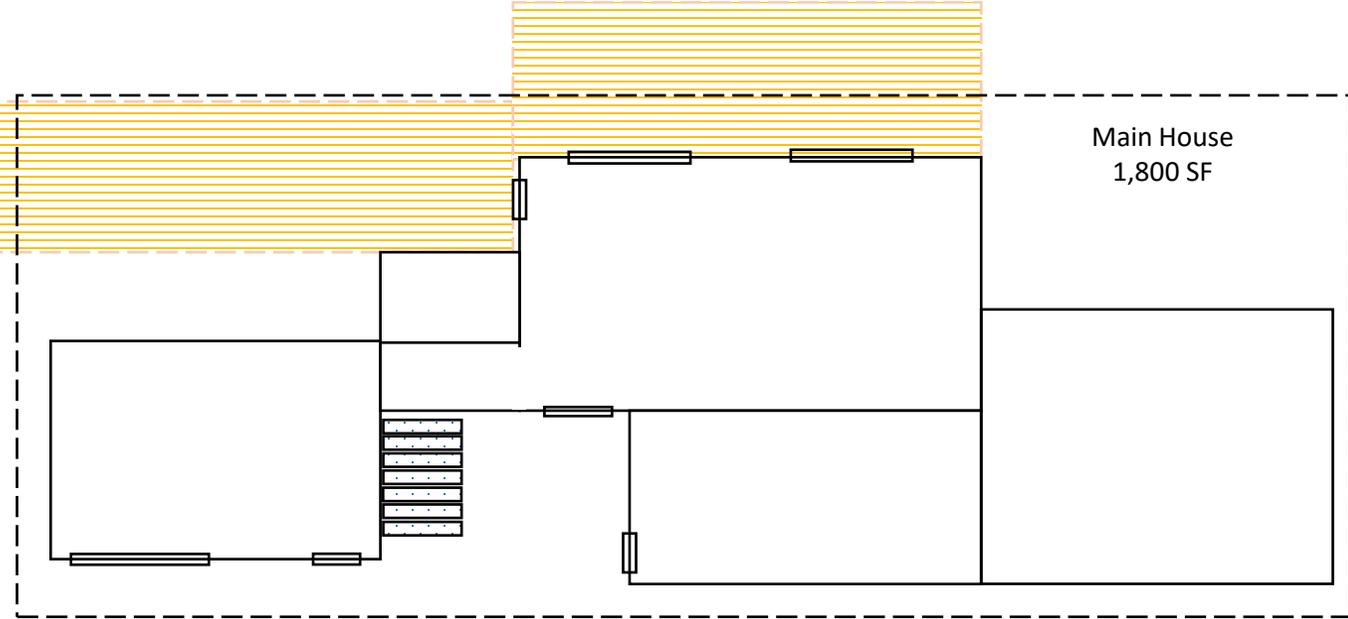
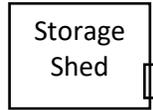
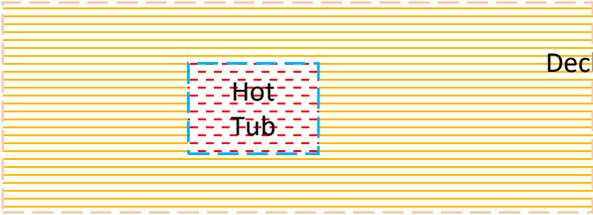
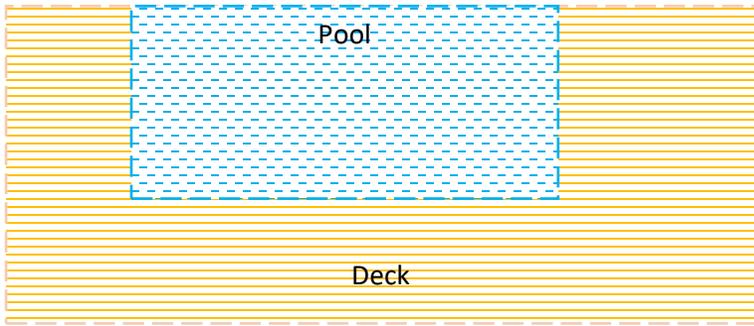
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# Site Plan Schematic – Total Property 19.08 Acres

Septic Leech Field



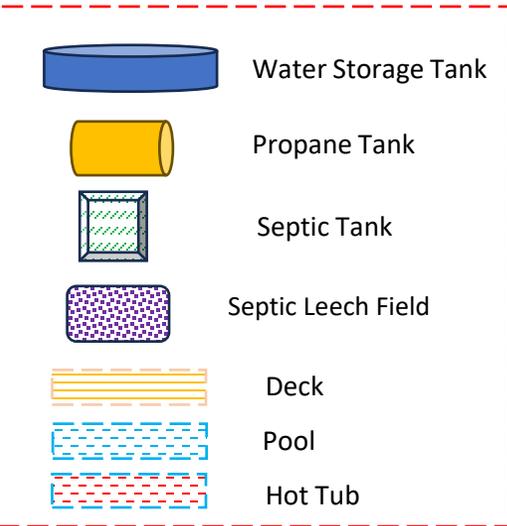
Septic Tank



Propane Tank

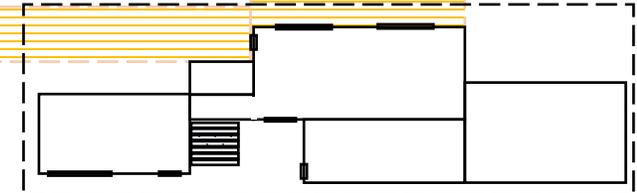
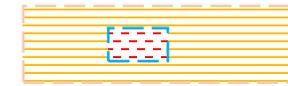
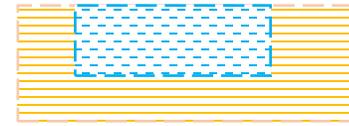
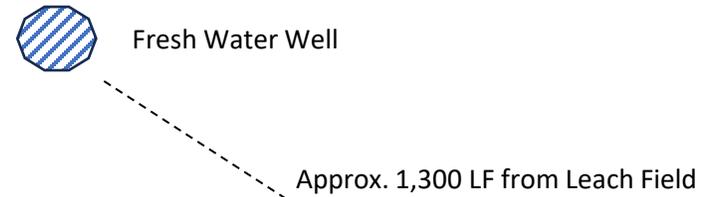
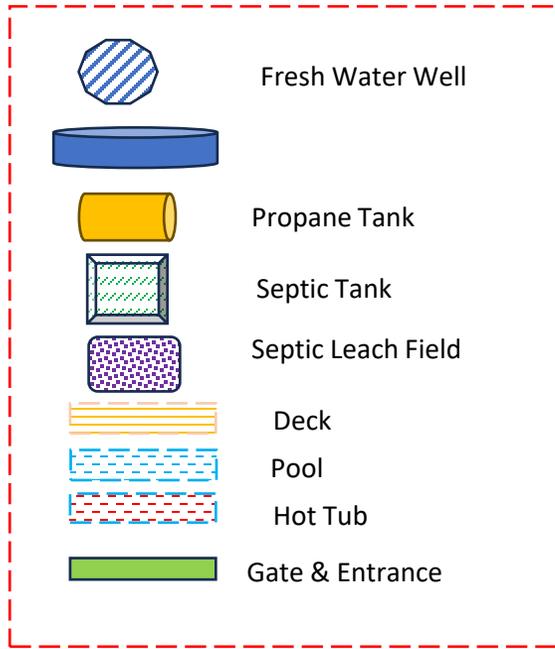


Water Storage Tank



# Site Plan Schematic – 17420 Cachagua Rd Carmel Valley

Total Property 19.08 Acres



Driveway

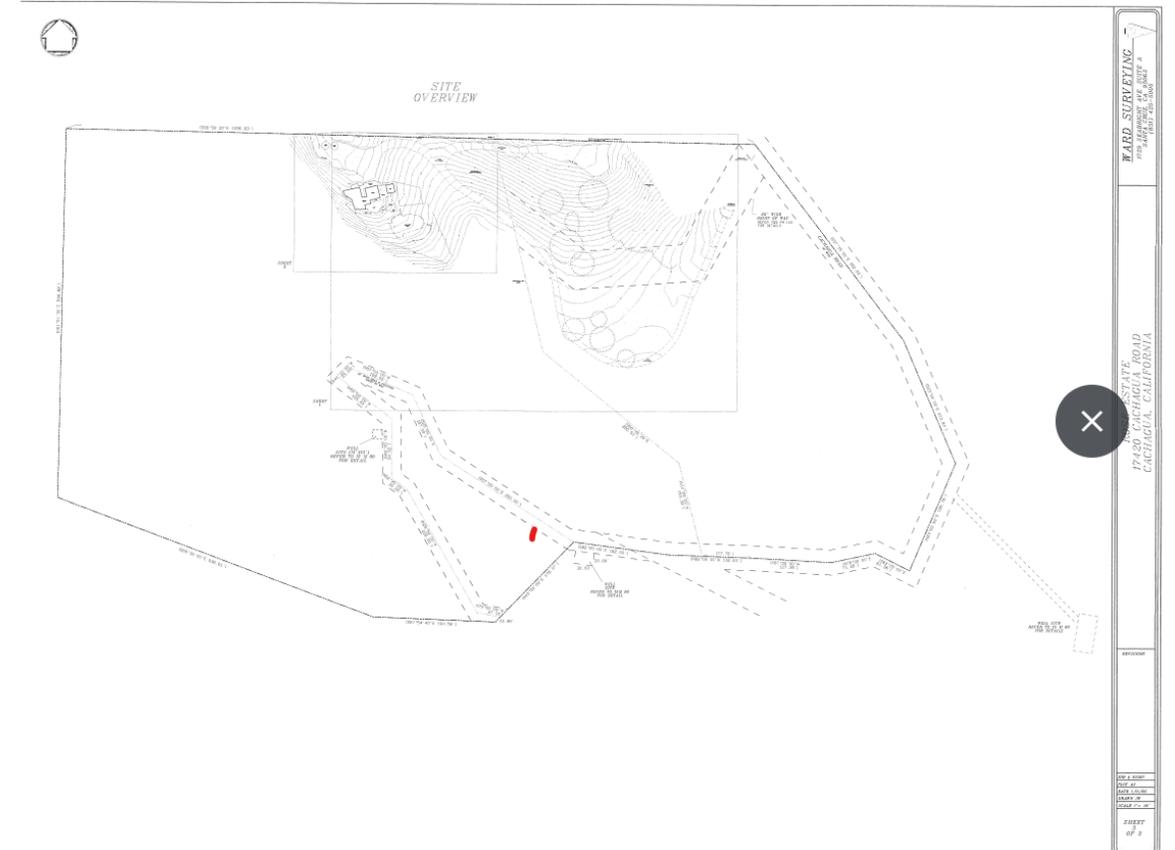
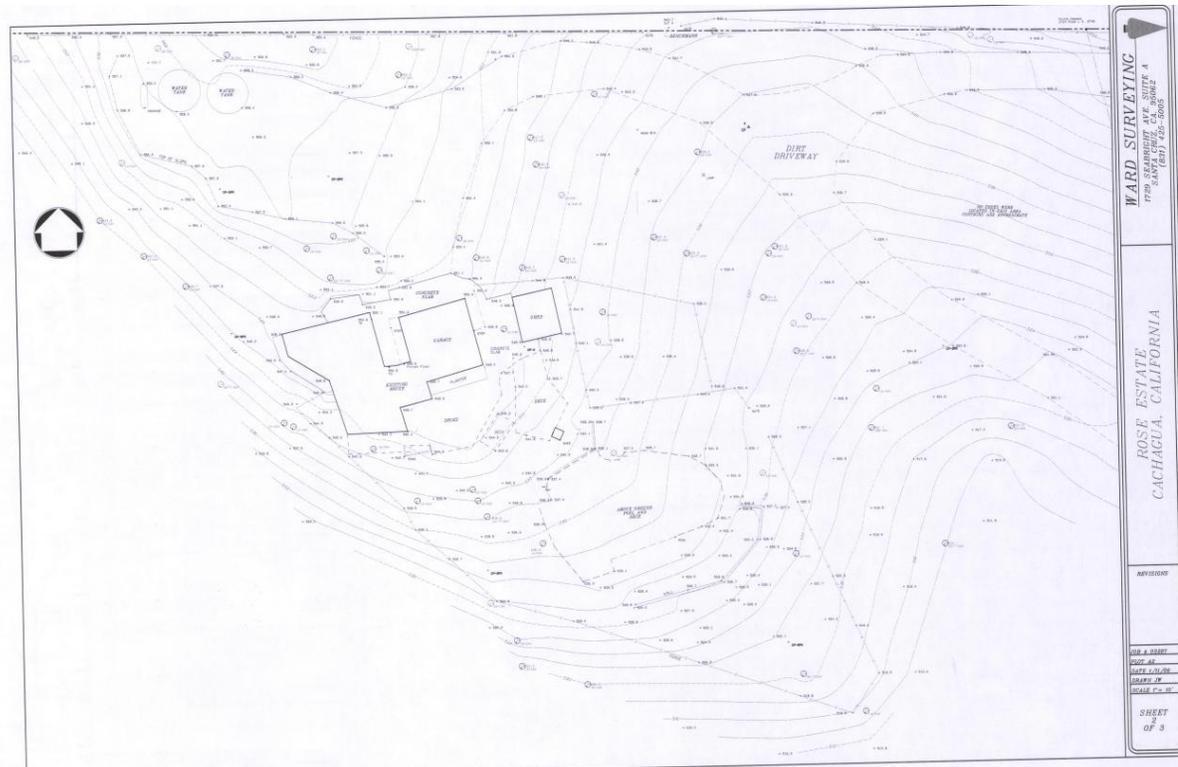
Gate & Entrance

❖ Full Site Survey are found in a separate file included in the vacation rental submittal

Cachagua Road

# Evacuation Maps, Fire Station & Emergency Room Locations

- Site survey PDF's are found in a separate file included in the vacation rental submittal

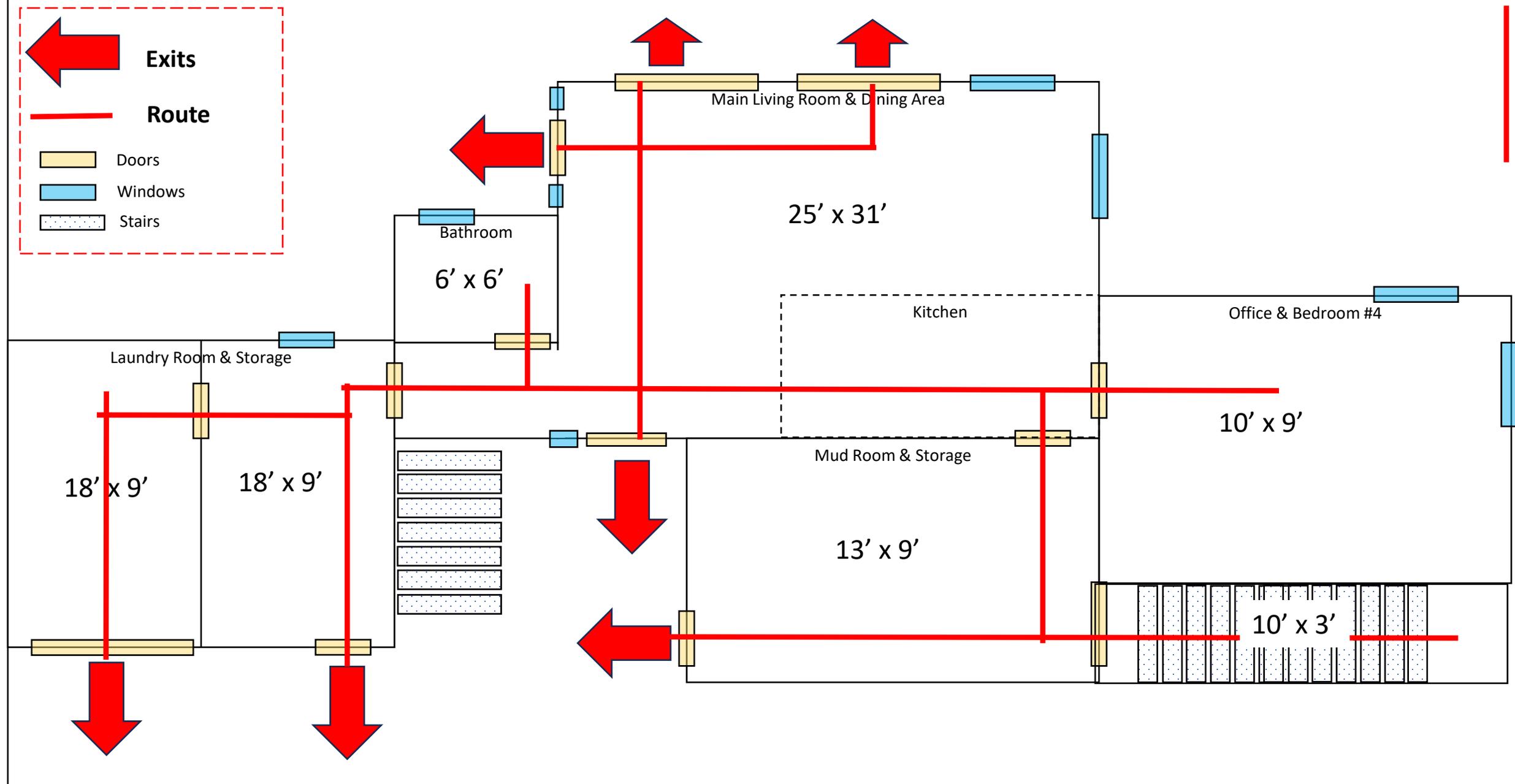


# Evacuation Map First Floor

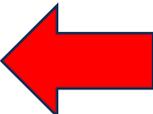
**Exits** (indicated by red arrows)

**Route** (indicated by red lines)

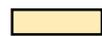
- Doors (yellow rectangle)
- Windows (blue rectangle)
- Stairs (dotted pattern)



# Second Floor Evacuation Routes

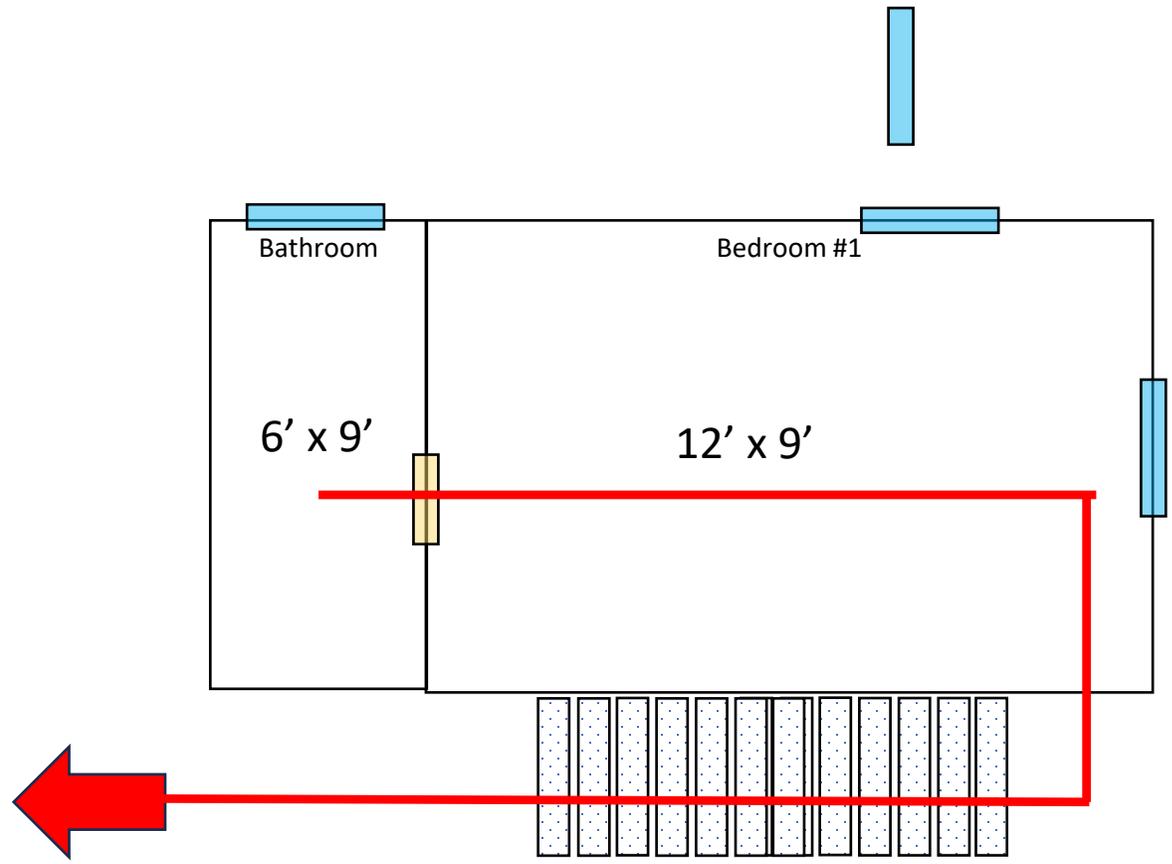
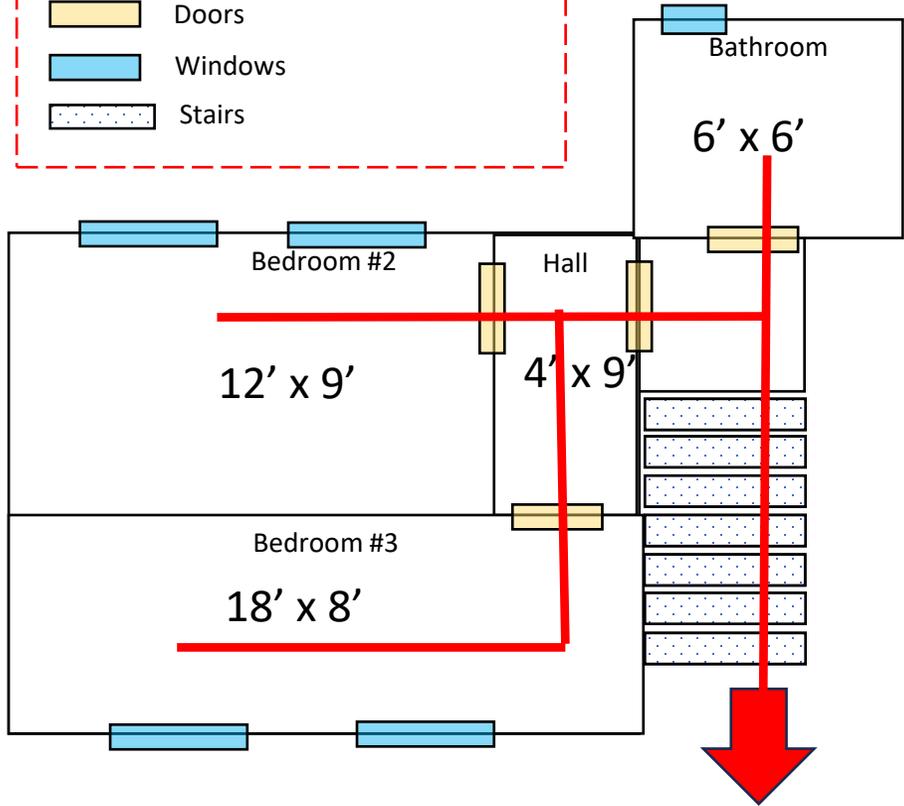
 Exits

 Route

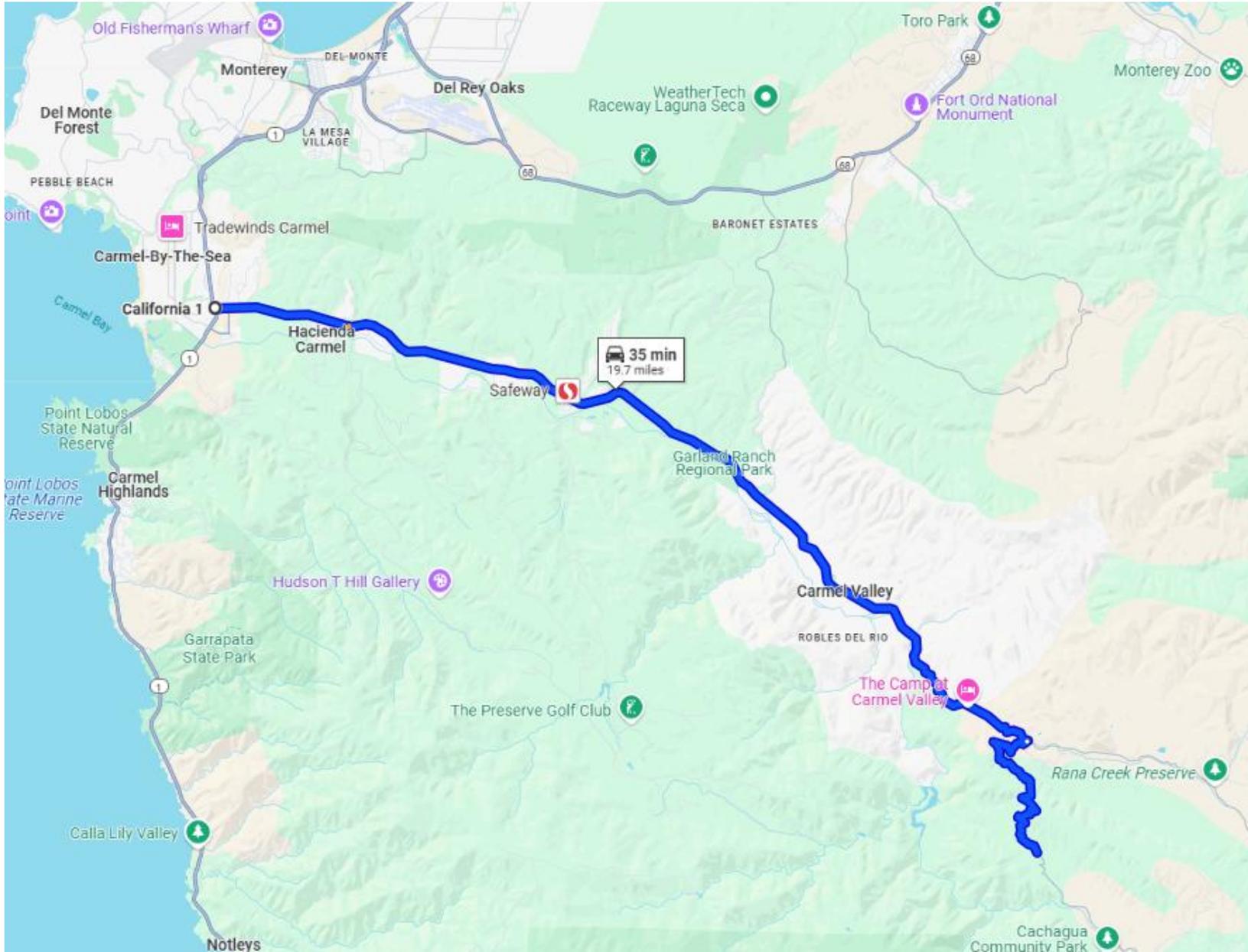
 Doors

 Windows

 Stairs

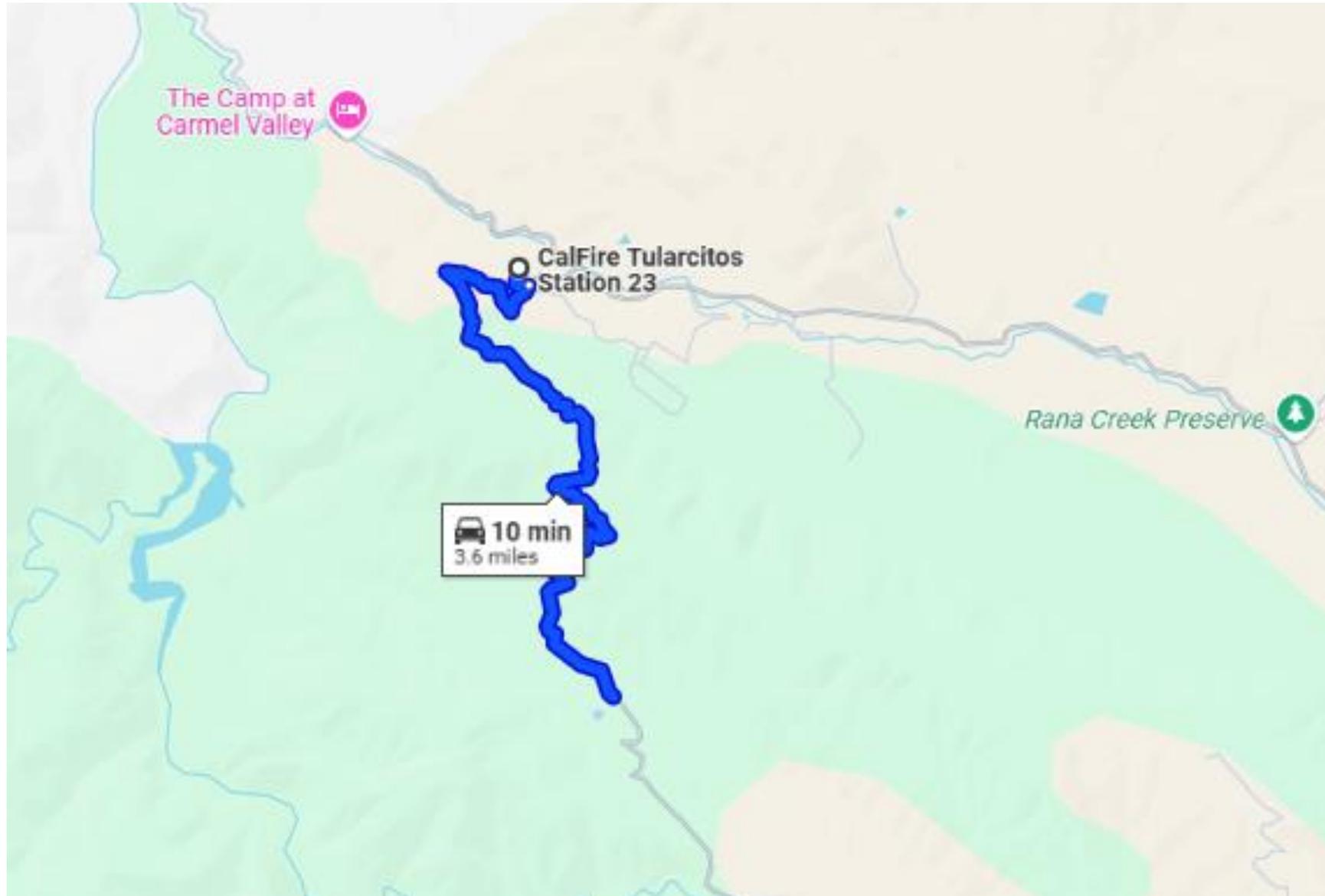


# Evacuation Map to Nearest Highway



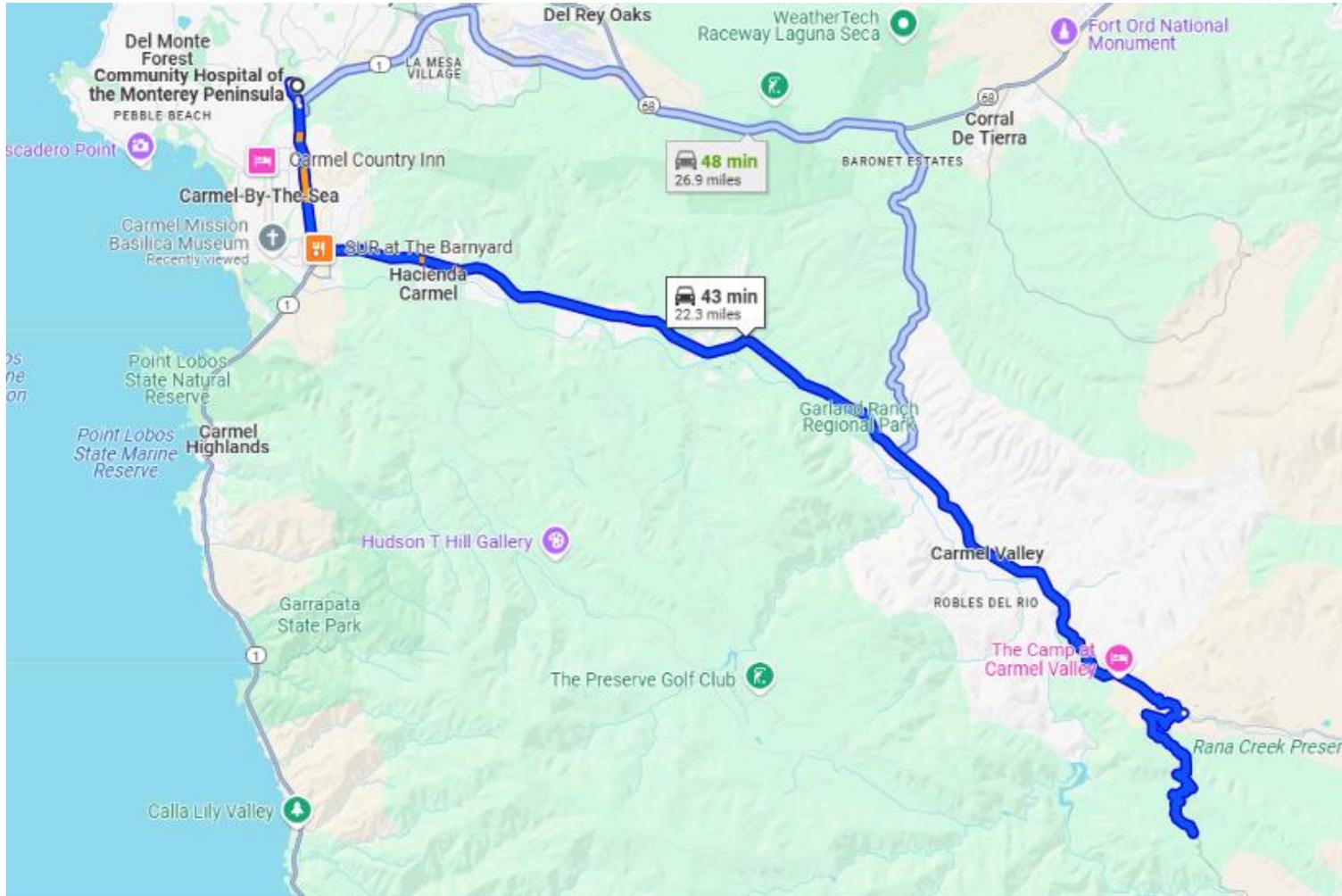
Evacuation Route to Highway 1

## Location of Nearest Fire Station



**CalFire Tularcitos Station 23**

# Location of Nearest Emergency Room



**Community Hospital of The Monterey Peninsula**



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## Vacation Rental Home Inspection Checklist

### Property Information

- Vacation Rental Address and Unit/Suite/Apt # 17420 Cachagua Rd, Carmel valley 93924
- Total number of bedrooms 4
- Total number of onsite parking spaces (e.g. garage, driveway) 8

### 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:

- California Contractors State License Board License Classification Type B
- California Contractors State License Board License Classification Type B-2
- California Contractors State License Board License Classification Type C-47
- California Real Estate Inspection Association
- American Society of Home Inspectors
- International Code Council
- International Association of Certified Home Inspectors

Please check the relevant certification agency and write your License/Certification number below:

Date: 7.30.2025 CA LIC# 877020

Click 'Print' at the top of this page and save as a PDF.



1441 Schilling Place

South 2nd Floor

Salinas, CA 95390

831-755-5025

Sitemap

Contact Us



**From:** [Matthew Cronin](#)  
**To:** [Garcia, Marlene](#); [Mary Cronin](#)  
**Subject:** PLN250233 - Septic and Property Manager  
**Date:** Tuesday, January 27, 2026 9:25:13 AM  
**Attachments:** [Cost of Septic Pump and Inspection July 2025.pdf](#)  
[Septic Inspection - 17420 Cachagua.pdf](#)

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**This Message Is From an External Sender**

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hi Marlene,

Attached are two documents that show the name of the company that works on our septic system, 831 Plumbing. The property manager who oversees our property is Adrian Gomez, his address is; 37200 Nason Rd#40, Carmel Valley Ca 93924.

Please let me know if this is all the information you need.

Thanks for your help,  
MC



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SEARCH

## Vacation Rental Operations Plan

# County of Monterey Housing and Community Development



Planning - Building - Housing  
1441 Schilling Place, South 2<sup>nd</sup> Floor  
Salinas, California 93901-4527  
(831) 755-5025

### Vacation Rental Operations Plan

#### Vacation Rental Type

COMMERCIAL RENTAL

#### Number of Non-hosted Rentals Per Year:

30 DAYS 200 characters

#### Fire Station Name and Address

CAL FIRE TULARCITOS 23, 16650 CACHAGUA RO

Street Number and Name

CARMEL VALLEY

CA

City

State/Province/Region

93924

Postal/ZIP Code

#### Fire Station Phone

(831) 659-2624

#### Police Station Name and Address

CARMEL POLICE DEPT, JUNIPERO AVE + 4<sup>TH</sup> AVE

Street Number and Name

CARMEL

CA

City

State/Province/Region

93923

Postal/ZIP Code

#### Police Station Phone

(831) 624-6403

#### Hospital Emergency Room Name and Address

COMMUNITY HOSPITAL OF MONTELEY, 23625 HOLMAN HWY

Street Number and Name

MONTELEY

CA

City

State/Province/Region

93940

Postal/ZIP Code

**Hospital Phone**

**24-hour Clinic Name and Address**

Street Number and Name

City

State/Province/Region

Postal/ZIP Code

**24-hour Clinic Phone**

**Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):**

200 characters

**Submit the following documents:**

- Evacuation Maps.
- Most recent bill for waste services.
- Most recent bill for public sewer services.
- Most recent water bill or water test.
- On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan).

**NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your [Accla Citizen Access](#) account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.**

**Completion of this form does not start the application process, all necessary forms must be uploaded to your Accla account.**

**If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".**

To receive a copy of your submission, please fill out your email address below and submit.

Email Address

I'm not a robot

reCAPTCHA  
Privacy - Terms

[Review](#) [Print Form](#)

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