

# 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:

**JAISHIV PROPERTIES LLC (PLN180319)**

**RESOLUTION NO. ----**

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 there are no exceptions pursuant to Section 15300.2; and
- 2) Approving an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 26CE00235.

[PLN180319, JAISHIV PROPERTIES LLC, 24971  
CARMEL HILLS DR, CARMEL, (APN: 015-131-  
004-000)]

**The JAISHIV PROPERTIES LLC application (PLN180319) came on for a public hearing before the County of Monterey Zoning Administrator on June 11, 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 1982 Monterey County General Plan (General Plan);
    - Greater Monterey Peninsula Area Plan (GMPAP);
    - Monterey County Code Chapter 7.120; and
    - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communication was 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 24971 Carmel Hills Drive, in Carmel subject to the Greater Monterey Peninsula Area Plan (GMPAP). The site is developed with an existing 2,790 square foot single-family dwelling with an attached garage. The single family dwelling is near

- Carmel High School (0.4 miles), the Carmel Gate to 17 Mile Drive (1.6 miles), and the Highway 1 gate to 17 Mile Drive (1.7 miles), Downtown Carmel-by-the-Sea (1 mile) and is within the sphere of influence of Carmel-by-the-Sea. The applicant submitted an application seeking to use their single family dwelling located in a residentially developed neighborhood as a Commercial Vacation Rental. The Applicant/Owner is proposing that the residence be occupied by a maximum of 9 people overnight and 13 people during daytime hours at the property at a time.
- c) Allowed Use. The property is located at 24971 Carmel Hills Drive in Carmel, Greater Monterey Peninsula Area Plan (Assessor's Parcel Number: 015-131-004-000). The subject parcel is zoned Medium Density Residential, 1 unit per acre with a Design Control, or "MDR/1-D". Title 20 Section 21.12.050.Y 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 property (0.8 acres in size), APN: 015-131-004-000, is identified as Lot 5 in Block 1 on a Cities & Towns Map of Tract No. 158, Carmel Hills No. 1 in Volume 5, Page 10 recorded to recognize a portion of Rancho Canada de la Segunda Subdivision, recorded on March 3, 1948. Therefore, the County recognizes this lot as a legal lot of record.
  - e) Land Use Advisory Committee (LUAC). This project was not referred to the Carmel Highlands 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) Vacation Rental Operation License. Condition No. 5 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. The applicant must 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 to comply with the regulation as part of the issuance of a Vacation Rental Operation License.
  - h) Transient Occupancy Tax. The applicant must 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. As part of the issuance of a Vacation Rental Operation License (Condition No. 5), 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. The subject property complies with Title 21 Section 21.64.290.F.5, in that it has been demonstrated that the response time for County emergency services for fire and emergency medical are adequate pursuant to the requirements of the 2010 County of Monterey General Plan Safety Element PS-1.1 and Table PS-1; adequate emergency response times for fire and emergency medical. The subject property is considered within a rural center, considered limited area of public services as defined by the General Plan and therefore is subject to an emergency response time of 12 minutes. Cypress Fire Protection District Station 25 is 5-7 minutes away, and the Community Hospital of the Monterey Peninsula is 5-6 minutes away, which provides 24-hour emergency medical and fire response services. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The designated Property Manager for the Commercial Vacation Rental will be the owner, Paul Minik, who will reside at 10651 Hidden Mesa Place, Monterey, CA, 93940 which is a 19-21 minute drive away. Mr. Minik will be available 24/7 to respond to guest or neighborhood questions or concerns, and has the ability to arrive within 30 minutes. The contact information is required to be posted on an outdoor sign in a visible place and in the informational signage that must be posted within the unit, six feet of the front door. The Vacation Rental Operation License requires that guests be provided with this information as a part of the informational notice posted within six feet of the front door.
- j) Parking. Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 require that a Single-Family Detached residential dwelling unit have 2 spaces/unit. The application includes adequate parking spaces (4 guest parking spaces), which exceeds the minimum requirements as illustrated in the attached plans.
- 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: 015-131-004-000).
- 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.10 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 ongoing 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 20, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

- n) Access. This property is accessed through Carmel Hills Drive, a public, County-maintained road within Carmel subject to the Greater Monterey Peninsula Area Plan. Therefore, is not subject to Title 16 Chapter 16.80, which regulates private roads in Monterey County pursuant to Title 20 Section 20.64.290.F.4. No comments or objections have been received and 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 County of Monterey HCD-Planning found in Project File PLN180319.

**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, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, 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 County of Monterey HCD-Planning found in Project File PLN180319.

**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, Cypress Fire Protection District, HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
  - c) The property has road access to Carmel Hills Drive, a County-maintained road, through an existing driveway. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1).
  - d) Potable water will continue be provided to the parcel by California American Water through the Monterey Peninsula Water Management

District (MPWMD). An onsite septic system will also be sufficient in its continuance in providing sewer for the dwelling.

- e) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN180319.

**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. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is aware of one current violation existing on the subject property for a commercial vacation rental violation existing on subject property. Code Enforcement Case No. 26CE00235 cites the property for unpermitted short term rental usage. On April 8, 2026, an HCD-Code Compliance Case No. 26CE00235 was opened and created 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 to abate the violation subject to any remaining enforcement fines and bring the property into compliance with the Monterey County Code on March 14, 2019. At this time, an ordinance was not approved and in effect. Once the ordinance was adopted, the applicant continued to operate a commercial vacation rental without the benefit of an approved discretionary permit, nor did the applicant diligently pursue the permit. Therefore, a code enforcement case was issued and pursued. No additional complaints have been received.
  - b) The violation (26CE00235) will be abated upon granting of this Use Permit subject to any remaining enforcement fines. Upon issuance of the permit, this property will come into compliance with applicable Monterey County Code.
  - c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN180319.

**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 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’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 5439 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. 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 maximum allowed for the Greater Monterey Peninsula Area Plan is 155. This application is the 28<sup>th</sup> approved. 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) The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board of Supervisors on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. This Commercial Vacation Rental does not exceed the cap on Commercial Vacation Rentals in the Greater Monterey Peninsula Area Plan. It would be the 28<sup>th</sup> Commercial Vacation Rental in the Greater Monterey Peninsula Area Plan. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting that approving this project would result in significant environmental impacts.
- 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 the State Scenic Highway. The nearest designated State Scenic Highway is Highway 1, which is approximately a 0.2 mile drive from the property, and runs parallel to Carmel Hills Drive. However, the property is not visible from Highway 1 due to distance and intervening vegetation and structures. 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) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN180319.

**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 the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and there are no exceptions pursuant to Section 15300.2;
2. Approve an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Case 26CE00235.

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 11<sup>th</sup> day of June 2026.

\_\_\_\_\_  
Mike Novo, AICP  
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

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

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

## NOTES

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

# County of Monterey HCD Planning

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

PLN180319

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

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Use Permit (PLN180319) allows the use, by any person, of residential property [single family dwelling, manufactured home, or mobile home on a permanent foundation] for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days. This property is located at 24971 Carmel Hills, Carmel (Assessor's Parcel Number 015-131-004-000), Greater Monterey Peninsula 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 - 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 \_\_\_\_\_) was approved by the Zoning Administrator for Assessor's Parcel Number 015-131-004-000 on June 11, 2026. The permit was granted subject to 5 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 June 11, 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. 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.

# Application Summary Sheet

**Record Number:** VR260069  
**Record Type:** Planning/VacationRental/NA/NA  
**Record Type Alias:** Vacation Rental  
**Record Status:** Applied  
**Application Date:** 5/19/2026  
**Parcel Number:** 015-131-004-000  
**Project Name:** JAISHIV PROPERTIES LLC  
**Assigned To:** Stacy Giles  
**Initiated by Product:** AV360

## Description of Work

Commercial Vacation Rental Operation License to allow the use of residential property for transient lodging for a period of 30 calendar days or fewer. This Vacation Rental is a Commercial Vacation Rental and therefore has an associated PLN180319. The property is located at 24971 Carmel Hills Drive, Carmel (Assessor's Parcel Number 015-131-004-000), Greater Monterey Peninsula Area Plan.

## Address Information

Primary	Address Type	Street #	Pre Direction	Street Name	Street Type	Post Direction	Unit/Suite	Level	Building	City	State	Zip Code	Plat #
Y		24971		CARMEL HILLS	DR					CARMEL	CA	93923	

## Owner

First Name	Last Name	Full Name	Address 1	Address 2	City	State	Zip	Primary
		JAISHIV PROPERTIES LLC	2413 E TENNYSON PL	FRESNO CA 93730				Y

## Licensed Professional

License #	License Type	Business Name	Address 1, City, State, Zip Code	Address 2	Last Name, First Name	Mobile Phone	Email
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## Contact

Contact Type	Last Name, First Name	Organization Name	Recipient	Email	Primary Phone	Address 1	Address 2	City	State	Zip Code
Applicant	MINIK, PAUL			pauljminik@gmail.com		1246 BUENA VISTA AVE	PACIFIC GROVE CA 93950			
Operator	MINIK, PAUL			pauljminik@gmail.com		1246 BUENA VISTA AVE	PACIFIC GROVE CA 93950			
Property Manager	MINIK, PAUL			pauljminik@gmail.com		1246 BUENA VISTA AVE	PACIFIC GROVE CA 93950			

## Custom Fields

Field Name	Field Value
# of bathrooms	4
# of bedrooms	4
Is there an active Agricultural Operation on the property?	No
Maximum Daytime Occupancy	13
Maximum Overnight Occupancy	9
Nearest 24-hour clinic Address	23625 Holman Highway Monterey, CA 93940
Nearest 24-hour clinic Name	Community Hospital of the Monterey Peninsula
Nearest 24-hour clinic Phone	831-624-5311
Nearest Fire Station Address	26 Via Contenta, Carmel Valley, CA 93924
Nearest Fire Station Name	Carmel Fire Department
Nearest Fire Station Phone	(831) 659-2021
Nearest Hospital Emergency Room Address	23625 Holman Highway Monterey, CA 93940
Nearest Hospital Emergency Room Name	Community Hospital of the Monterey Peninsula
Nearest Hospital Emergency Room Phone	831-624-5311
Nearest Police Station Address	Junipero Ave & 4th Ave, Carmel-By-The-Sea, CA 93923

Nearest Police Station Name Carmel Police Department  
 Nearest Police Station Phone 831-624-6403  
 Number of employees who will maintain the Vacation Rental (landscape services, housekeeping) 0  
 Number of Non-hosted Rentals Per Year 100  
 Owner is an Individual or Trustee No  
 Proposed VR is in a Single Family Dwelling? Yes  
 Transient Occupancy Tax (TOT) Number 23171  
 VR is on a private road or a shared driveway No  
 VR on a public sewer Yes  
 VR on a public water system Yes  
 VR Type Commercial  
 I agree that the Bedrooms of my dwelling unit satisfy all of the requirements as set forth in Monterey County Code Sub-Section 7.120.020.C. CHECKED  
 I agree to maintain my Vacation Rental in compliance with California Public Resources Code Section 4291, also known as defensible space regulations. CHECKED  
 Resources for Defensible Space can be found here: <https://www.fire.ca.gov/dspace>.

**Custom Tables**

**Documents**

<u>Category</u>	<u>Name</u>	<u>Entity Type</u>	<u>Source</u>	<u>Group</u>
Evacuation Maps	EMERGENCY_ROUTES_VR260069	CAP	ADS	VACATION RENTAL
Evacuation Maps	EVAC_MAP_VR260069	CAP	ADS	VACATION RENTAL
Evacuation Maps	HWY_ROUTES_VR260069	CAP	ADS	VACATION RENTAL
License Documents	VROL_APP_VR260069_051926	CAP	ADS	VACATION RENTAL
Most recent water bill	CAL-AM_VR260069	CAP	ADS	VACATION RENTAL
Operation Plan	OP_PLAN_VR260069	CAP	ADS	VACATION RENTAL
Proof of solid waste collection (garbage collection bill)	WM_BILL_VR260069	CAP	ADS	VACATION RENTAL
Site Plan/Floor Plan	FLOOR_PLAN_VR260069	CAP	ADS	VACATION RENTAL
Site Plan/Floor Plan	SITE_PLAN_VR260069	CAP	ADS	VACATION RENTAL
Vacation Rental Home Inspection Form	HOME_INSP_CHECKLIST_VR260069	CAP	ADS	VACATION RENTAL

**Fees**

<u>Fee Item</u>	<u>Assessed Amount</u>	<u>Assessed Date</u>	<u>Invoiced Amount</u>	<u>Invoice Number</u>	<u>Balance</u>	<u>Account Code</u>	<u>Allocation</u>	<u>Allo. Type</u>
General Plan Management Fee	144.75	05/19/2026	144.75	226029	0.00	001-3100-8543-4260-GPU		NONE
Technology Fee	72.28	05/19/2026	72.28	226029	0.00	001-3100-8543-4230-TEC		NONE
Vacation Rental Operator's License	965.00	05/19/2026	965.00	226028	0.00	001-3100-8543-4260		NONE
<b>Totals:</b>	<b>1,182.03</b>		<b>1,182.03</b>		<b>0.00</b>			

**Payments**

<u>Payment Date</u>	<u>Payment Amount</u>	<u>Payment Status</u>	<u>Fee Item</u>	<u>Fee Amount</u>	<u>Tran Amount</u>	<u>Tran Date</u>	<u>Invoice Number</u>	<u>Account Code</u>	<u>Allocation</u>	<u>Allo. Type</u>
05/20/2026	1,182.03	Paid	VROL1	965.00	965.00	05/20/2026	226028	001-3100-8543-4260		NONE
05/20/2026	1,182.03	Paid	TECH	72.28	72.28	05/20/2026	226029	001-3100-8543-4230-TEC		NONE
05/20/2026	1,182.03	Paid	GPU1	144.75	144.75	05/20/2026	226029	001-3100-8543-4260-GPU		NONE
<b>Totals:</b>				<b>1,182.03</b>	<b>1,182.03</b>					

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**Workflow**

<u>Workflow Task</u>	<u>Status Date</u>	<u>Task Status</u>	<u>Action By</u>	<u>Assigned To</u>
Application Review and Routing	5/27/2026	Accepted	Stacy Giles	Stacy Giles
Planning Review		Comment	Stacy Giles	Stacy Giles
Health Review		Plan Review Start		Connor Cappi
Fire Review				
Code Enforcement Review				
Completeness Review				
Treasurer/Tax Collector Review				Jaqueline Morales
Compliance				

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**Inspections**

<u>Inspection Type</u>	<u>Scheduled Date</u>	<u>Completed Date</u>	<u>Status</u>	<u>Inspector</u>
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**Inspection Guidesheets**

<u>Inspection Date</u>	<u>Inspection Type</u>	<u>Guidesheet Type</u>	<u>Comment</u>	<u>Status</u>	<u>Visible</u>
<u>Order</u>	<u>Text</u>				

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**Comments**

<u>Comment Date</u>	<u>Comment Type</u>	<u>Comment Text</u>
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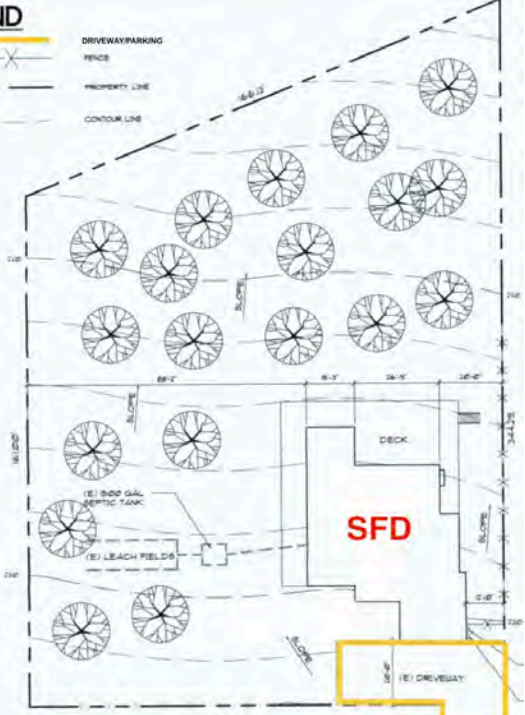
**Conditions**

<u>Description</u>	<u>Type</u>	<u>Condition Comment</u>	<u>Effective Date</u>	<u>Issued By</u>	<u>Status</u>	<u>Status Date</u>
Approved Land Use Permit	Planning	Approved Land Use Permit	5/19/2026	Stacy Giles	Not Met	5/19/2026

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# LEGEND

- DRIVEWAY/PARKING
- FENCE
- PROPERTY LINE
- CONTOUR LINE



**APN 015-131-004-000**  
This property is not part of an HOA and contains no rights-of-way, vehicular easements, shared driveways, or private roads.

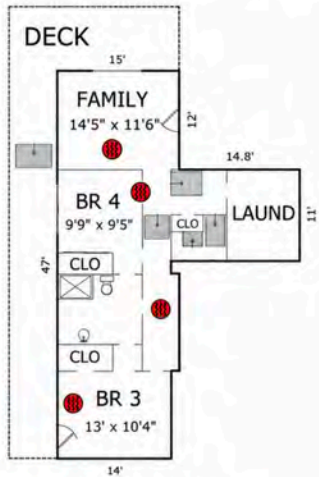


## SITE PLAN

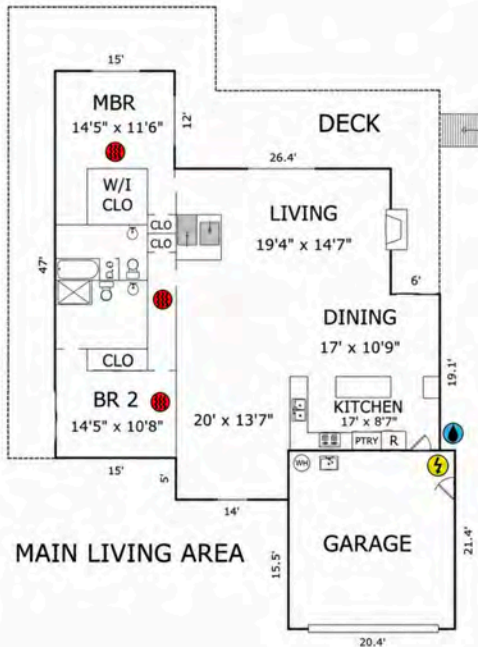
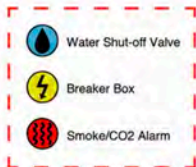
SCALE: 1/8" = 1'-0"



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**GROUND FLOOR**



**MAIN LIVING AREA**

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