



## Staff Report to the Zoning Administrator

Application Number: **171375**

---

**Applicant:** Thomas North  
**Owner:** Thomas North  
**APN:** 103-131-16

**Agenda Date:** April 6, 2018  
**Agenda Item #:** 2  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to operate a new 4 bedroom vacation rental in the Residential Agriculture (RA) zone. Requires a Vacation Rental Permit and a determination that the project is exempt from further environmental review under CEQA.

**Location:** Property located on the southwest side of Alfadel Lane (505 Alfadel Lane), approximately ½ mile northwest from Old San Jose Road in Soquel.

**Supervisory District:** 1<sup>st</sup> District (District Supervisor: Leopold)

**Permits Required:** Vacation Rental Permit

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 171375, based on the attached findings and conditions.

### Exhibits

- |   |   |
|---|---|
| A. Categorical Exemption (CEQA determination) | F. Vacation Rental Agreement                          |
| B. Findings                                   | G. Transient Occupancy Registration Certificate       |
| C. Conditions                                 | H. Assessor's, Location, Zoning and General Plan Maps |
| D. Project plans                              | I. Comments & Correspondence                          |
| E. Vacation Rental Permit Application         |   |

### Parcel Information

Parcel Size:	Approximately 7.99 acres
Existing Land Use - Parcel:	Residential and Commercial Boarding Stable
Existing Land Use - Surrounding:	Residential
Project Access:	Alfadel Drive
Planning Area:	Summit

---

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Land Use Designation:	R-M (Mountain Residential)
Zone District:	RA (Residential Agriculture)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

### Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Soils report not required
Fire Hazard:	SRA High
Slopes:	N/A
Env. Sen. Habitat:	Potential resources on site, no change to physical structures
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	No change to existing drainage
Archeology:	Not mapped

### Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Water Supply:	Private well
Sewage Disposal:	Septic
Fire District:	Central Fire Protection District
Drainage District:	N/A

### Project Setting/Analysis

The subject parcel is approximately 8 acres in size and located on the southwest side of Alfadel Lane, approximately ½ mile northwest from Soquel-San Jose Road. The site is developed with an existing 4-bedroom single family dwelling. Additionally, there are several large accessory structures that comprise the commercial horse boarding facility known as Willow Pond Ranch. The commercial horse boarding use was approved by the Planning Commission in 1987 under application #86-387-CDP. The commercial boarding facility will remain separate from the Vacation Rental use as described in the attached rental agreement and rules (Exhibit F).

The proposed project is located in a quiet, rural neighborhood in the Soquel hills. Properties in the vicinity consist of larger parcels, some of which are developed with single family dwellings. Currently, there are no approved residential vacation rentals in the area.

The application consists of a proposal to operate a residential vacation rental in an existing four bedroom residential dwelling. The property is not located within any of the limited density vacation rental areas (e.i. LODA, SADA and DASDA) specified in Section 13.10.694 of the Santa Cruz County Code, therefore the vacation rental permit will transfer with the property and will have no expiration date unless requested by the property owner. As indicated in SCCC 13.10.694(D)(2), a public hearing is required for vacation rentals consisting of four or more bedrooms.

## **Zoning & General Plan Consistency**

The subject property is a parcel of approximately 8 acres in size, located in the RA (Residential Agriculture) zone district, a designation which allows for residential uses and vacation rentals. The proposed vacation rental is a principal permitted use within the zone district and the zoning is consistent with the site's R-R (Rural Residential) and R-M (Mountain Residential) General Plan designations.

## **Conclusion**

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

## **Staff Recommendation**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **171375**, based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us).**

Report Prepared By: Elizabeth Hayward  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: 831-454-3529  
E-mail: [elizabeth.hayward@santacruzcounty.us](mailto:elizabeth.hayward@santacruzcounty.us)

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 171375

Assessor Parcel Number: 103-131-16

Project Location: 505 Alfadel Lane, Soquel, California

Project Description: Proposal to operate a vacation rental in an existing single family dwelling.

Person or Agency Proposing Project: Thomas North

Contact Phone Number: 831-212-4506

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

E. ☒ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

F. **Reasons why the project is exempt:**

Class 1-Existing Facilities: Operation of a residential vacation rental within an existing single family dwelling in an area designated for residential uses.

None of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Elizabeth Hayward, Project Planner

Date: \_\_\_\_\_

## **Development Permit Findings**

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the vacation rental is located in an existing four bedroom single family dwelling in an area designated for residential uses and is not encumbered by physical constraints to development. The vacation rental would be required to comply with the health and safety standards established for vacation rental units, including smoke and carbon monoxide alarms, working ground fault circuit interrupters, emergency egress in all sleeping rooms and handrails along stairs and walking surfaces above 30 inches in height to ensure the basic safety of renters. The property owner has provided the required "Vacation Rental Safety Certification" to verify compliance with these safety standards. In addition, the vacation rental standards address noise, occupancy, and parking to protect nearby residents from the vacation rental use. No new construction is proposed as a part of this vacation rental permit.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the location of the proposed vacation rental and the conditions under which it would be operated or maintained are consistent with all pertinent County ordinances, including the vacation rental ordinance. Further, the proposal is consistent with the purpose of the RA (Residential Agriculture) zone district, which allows one single family residential dwelling and vacation rental use of the dwelling, for rentals that meet all requirements of the vacation rental ordinance.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential vacation rental use is consistent with the use and density requirements specified for the Rural Residential and Mountain Residential land use designations in the County General Plan as it is a residential use in an existing residential structure and the vacation rental ordinance implements the standards contained in the Noise Element of the General Plan.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residential vacation rental will be located within an existing single family residential structure. The expected level of traffic generated by the proposed vacation rental is commensurate to any other residential use of the dwelling because the short term rental occupancy of a residence does not change the type of use within the dwelling. Further, guest celebrations that would potentially result in temporary increased traffic could occur with both non-vacation rental residential use and vacation rental use.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the short term vacation rental is proposed to be located within an existing residential dwelling located within a residential neighborhood, consistent with the land use intensity and density of residential neighborhoods. Both non-vacation residential uses and vacation rental uses could include celebrations that result in temporary increase in vehicles and building occupancy. No new construction or structures are proposed as a part of this vacation rental use.

## Conditions of Approval

Exhibit D: Project Plans 3 sheets, prepared by Thomas North, dated 12/21/17.

- I. This permit authorizes the operation of a four bedroom vacation rental. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. Operational Conditions
  - A. The vacation rental shall be maintained and operated so that, at all times, it is in compliance with the conditions of approval. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
  - B. The maximum, overnight occupancy of the vacation rental shall not exceed 10 people (children under 8 years old are not counted).
  - C. Maximum number of people that are allowed for celebrations and gatherings between the hours of 8:00am and 10:00pm shall not exceed 20 people (children under 8 are not counted).
  - D. The maximum number of vehicles associated with the overnight occupants shall not exceed the number that can be accommodated on site and remain in compliance with the Residential Parking Standards set forth in Santa Cruz county Code Section 13.10.552.
  - E. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30).
  - F. A list of rules shall be posted inside the vacation rental in a location readily visible to all guests. The rules shall include, but not necessarily be limited to the following: maximum number of guests allowed, maximum number of people allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m., maximum number of vehicles allowed, and a reference to the standards contained in the County Noise Ordinance (County Code Chapter 8.30), required trash management rules, and the prohibition of any illegal activity including use of any fireworks.
  - G. A copy of the County Noise Ordinance (County Code Chapter 8.30) shall be posted inside the vacation rental in a location readily visible to all guests.



- H. The vacation rental shall have a sign identifying the structure as a permitted vacation rental the permit number and listing a 24-hour local contact responsible for responding to complaints. The sign shall not exceed 216 square inches, be legible from, and be posted no more than 20 feet back from the nearest street.
  - I. The name, address, and telephone number(s) of the local contact person shall be posted inside the vacation rental in a location readily visible to all guests, and shall be submitted to the local Sheriff Substation, the main County Sheriff's Office, the local fire agency, and shall be supplied to the property owners of all properties located within a 300 foot radius of the parcel on which the vacation rental is located.
  - J. Any change in the contact person's address or telephone number shall be promptly provided to the Planning Department and to the agencies and neighboring property owners as specified above in Condition I.
  - K. The owner/applicant shall comply with the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient occupancy tax for the vacation rental unit.
  - L. The owner/applicant shall agree to engage in dispute resolution and act in good faith to resolve disputes with neighbors arising out of the use of the dwelling as a vacation rental. Unless an alternate dispute resolution entity is agreed to by all parties involved, dispute resolution shall be conducted through the Conflict Resolution Center of Santa Cruz County.
- III. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
  - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
    - 1. COUNTY bears its own attorney's fees and costs; and



2. COUNTY defends the action in good faith.

- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

---

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires five years from the approval date listed below unless an application to renew this approval is submitted prior to the expiration date.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

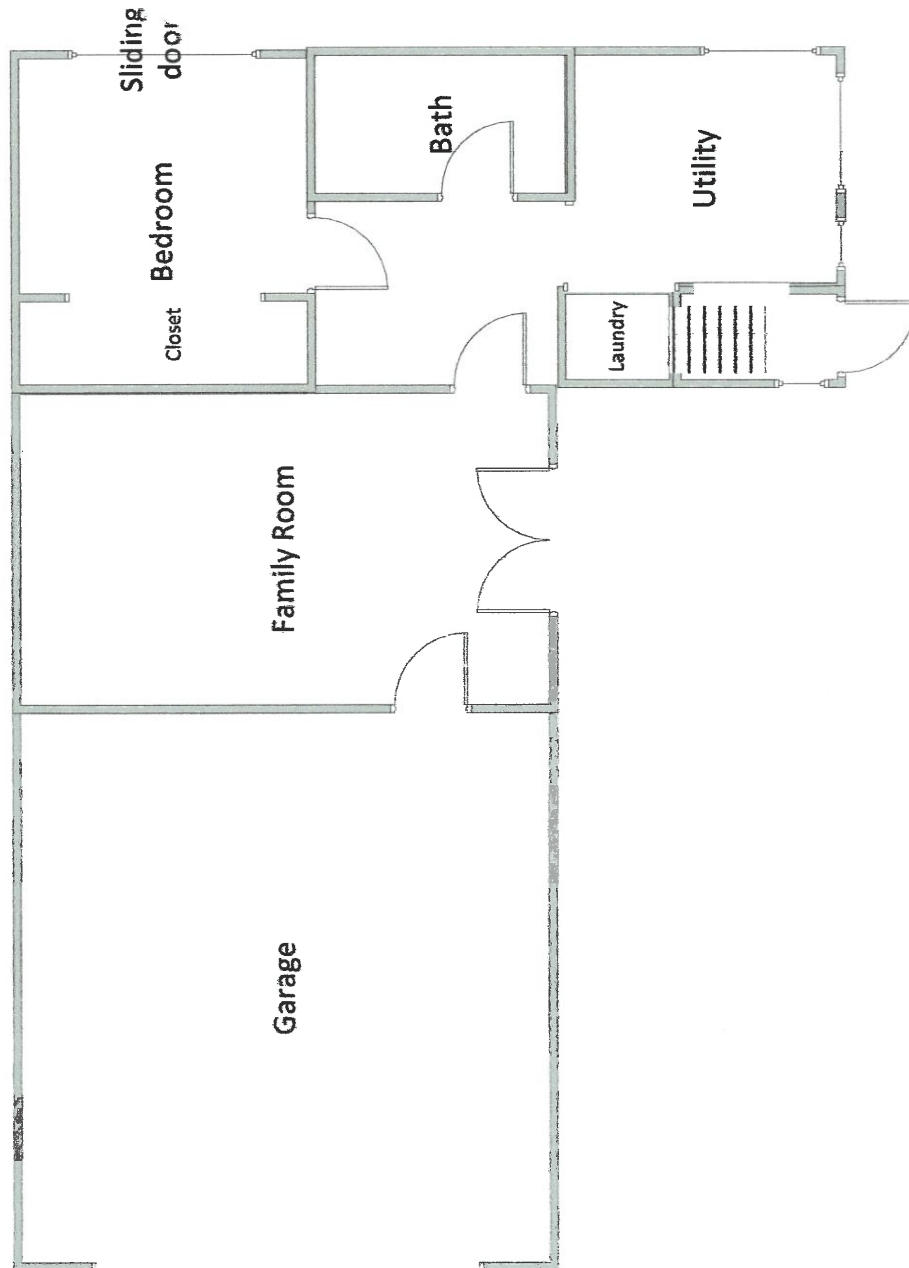
Expiration Date: \_\_\_\_\_

---

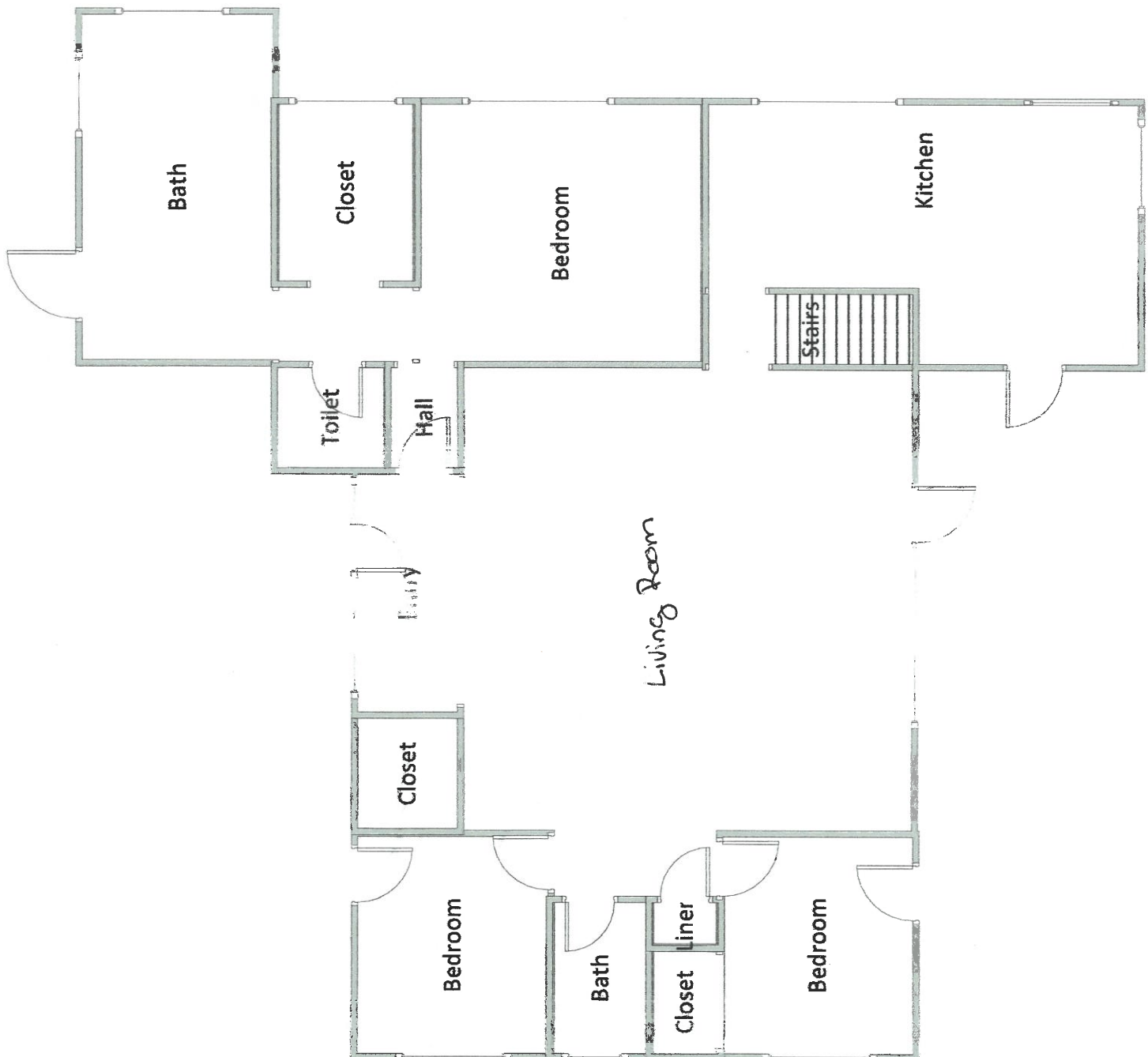
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

[illegible]

103-131-16  
Tom North  
505 Alafadel Lane  
Soquel  
831-212-4506  
12/21/17  
1/8"=1'



103-131-16  
Tom North  
05 Alfadel Lane  
Soquel  
031-212-4506  
12/21/17  
1/8"=1'





# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131

## Vacation Rental Permit Application

*\*\*\*\*\*Carefully read the List of Required Information (LORI) and ensure that ALL required information is included with this application. If you do not have ALL of the required information, your application will not be accepted.*

### Permit and Property Information

Current vacation Rental Permit Number (if applicable): \_\_\_\_\_

Assessor's Parcel Number (APN): 103-131-16  
(APNs MAY BE OBTAINED FROM THE ASSESSOR'S OFFICE AT (831) 454-2002)

Street Address: 505 Alfadei Ln, Soquel

### Applicant Information (Complete only if different from Owner Information)

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

CITY/STATE \_\_\_\_\_ ZIP \_\_\_\_\_

PHONE NO. (\_\_\_\_\_) \_\_\_\_\_ CELL PHONE NO. (\_\_\_\_\_) \_\_\_\_\_

EMAIL: \_\_\_\_\_

### Owner Information

NAME: Tom North

MAILING ADDRESS: POB 1704

CITY/STATE Soquel CA ZIP 95073

PHONE NO. (\_\_\_\_\_) \_\_\_\_\_ CELL PHONE NO. (831) 212-4506

EMAIL: tomscnorth@gmail.com

### **NOTE:**

*If the application submittal is made by anyone other than the owner, a signed Owner/Agent form (attached) or a property management agreement must be submitted with the application.*

## 24-HOUR CONTACT

**NOTE:** 24-Hour Contact must reside within a 30 mile radius of the vacation rental

NAME: Tom North  
MAILING ADDRESS: 326 Marten Dr  
CITY/STATE Aptos CA ZIP 95003  
PHONE NO. ( ) CELL PHONE NO. (877) 212-4506  
EMAIL: tomse north@gmail.com

## ELECTED/ PUBLIC OFFICIAL OR COUNTY EMPLOYEE INFO. PUBLICATION

If the contact person identified above is an elected or appointed official (including a public safety official) as defined by sections 6254.21 or 6254.24 of the California Government Code, this application must be signed below by the contact person, and constitutes written permission under Government Code section 6254.21 that the contact person's name and phone number may be placed on the County's internet website. If the contact person identified above is an employee of the County of Santa Cruz within the scope of section 468 of the County Procedures Manual, this application must be signed below by the contact person, it constitutes a waiver of the provisions of that section, and it constitutes written permission to place the contact person's name and phone number on the County's internet website.

X

Contact person signature, if applicable



## VACATION RENTAL SAFETY CERTIFICATION

The following items require verification to assure the vacation rental unit is equipped and maintained to minimum safety standards to help provide for a safe vacation experience. Verification can be performed by owner (self-certified), certified home inspector, County Building Inspector, or by the property manager/agent.

- ☒ **Smoke alarms** (listed and approved by the State Fire Marshall) installed in the following locations per the 2016 California Residential Code, Sec. R314.1.
  - In each sleeping room.
  - Outside each separate sleeping area in the immediate vicinity of the bedroom(s).
  - At least one alarm on each story, including basements and habitable attics.
- ☒ **Carbon Monoxide alarms** (listed by an approved agency such as UL) installed in the following locations per the 2016 California Residential Code, Sec. R315.1.
  - Outside each separate sleeping area in the immediate vicinity of the bedroom(s).
  - At least one alarm on each story, including basements and habitable attics but not including crawl spaces or uninhabitable attics.
- ☒ Working **GFCI's** (ground fault circuit interrupters) required at all receptacles within 6 feet of all kitchen, bathroom, bar and laundry sinks per the 2016 California Electrical Code, Art. 210.8.
- ☒ All sleeping rooms shall be provided with at least one **emergency egress window** with a minimum net clear opening of 5 square feet, with a minimum opening height of 24 inches and minimum net clear opening width of 20 inches, with the bottom of the clear opening being not greater than 44" measured from the floor. Bars, grilles, grates or similar devices are permitted to be placed over emergency escape and rescue openings provided such devices are releasable or removable from the inside without the use of a key, tool or special knowledge. Per the 2016 California Residential Code, Sec. R310.
- ☒ All stairs shall have at least one continuous **handrail** running the full length of the stairs per the 2016 California Residential Code, Sec. R311.7.8
- ☒ All walking surfaces measured vertically more than 30" above grade or other floor levels, including mezzanines, platforms, stairs, ramps and landings shall have **guard railing** a minimum of 42" in height with openings no greater than 4" per the 2016 California Residential Code, Sec. R312.1. Exception: Guards on the open sides of stairs shall have a height not less than 34" measured vertically from a line connecting the leading edges of the treads.
- ☒ **Pool/spa safety barrier** enclosures shall comply with Santa Cruz County Code, Sec. 12.10.216. Exception: Self-contained spas/ hot tubs with approved safety covers need not comply with barrier reqs.
- ☒ Rental equipped with at least one **fire extinguisher** (type 2A10BC) installed in a readily visible/accessible location near the kitchen.

I hereby certify that the safety standard conditions listed above are fully complied with and will be maintained in a useable and functioning condition. **Form must be signed by one of the following four parties.**

*Jan Hath*

Owner of Rental Unit

*12/21/17*  
Date

Certified Home Inspector

License #

Date

County Building Inspector

Date

Property Manager/Agent

Date

For questions regarding these safety certification requirements please contact the Building Official at (831) 454-3195



## PLANS REQUIRED FOR RENEWALS

Please check the appropriate boxes below.

1. Have there been any additions or other work than has resulted in an increase in the number of bedrooms since the issuance of your current vacation rental permit that have not been authorized by an amendment to your current vacation rental permit?  
☐ YES. If you check this box, you must submit revised floor plans that clearly show the previous floor plan, the current floor plan, and explain what work was done (see List of Required Information, page 7).  
☐ NO. If you check this box, you do not need to submit floor plans with your renewal application.
2. Has there been any decrease in the size or number of parking spaces since the issuance of your current vacation rental permit that has not been authorized by an amendment to your current vacation rental permit?  
☐ YES. If you check this box, you must submit a revised plot plan that clearly shows the previous parking, the current parking, and explain what has changed and the reason for the change (see List of Required Information, page 7).  
☐ NO. If you check this box, you do not need to submit a plot plan with your renewal application.

If you checked no to both questions, you do not need to submit any plans with your renewal application.

## APPLICANT'S SIGNATURE

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the County of Santa Cruz is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of planning permits as determined by the Planning Director.

I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, and that proof of such is on file with the Zoning Section.

I further certify that there are no restrictions against vacation rentals associated with the subject property, including, but not limited to, Homeowner's Association regulations, and I understand that any vacation rental permit issued will be rendered void if there are restrictions against vacation rentals on the subject property.

I understand that the County of Santa Cruz has attempted to request everything necessary for an accurate and complete review of my proposal; however, after Planning staff has taken in the application and reviewed it further, it may be necessary to request additional information and clarification.

I understand that if this application will require a public hearing pursuant to County Code Section 13.10.694(D)(3), the application will be converted to an "at cost" application and I will be required to sign a contract and be billed for staff time associated with processing the application as provided in County Code Section 13.10.694(D)(3)(b)(ii).



Signature of Owner or Authorized Agent

12/21/17  
Date

### SHORT TERM RENTAL AGREEMENT

This Short Term Rental Agreement (the "*Agreement*") is made by and between \_\_\_\_\_ ("*Homeowner*") and \_\_\_\_\_ ("*Guest*") as of the date last set forth on the signature page of this Agreement. For good and valuable consideration, the sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Property. The property is located at:

\_\_\_\_\_ 505 Alfadel Lane, Soquel, CA 95073 \_\_\_\_\_

The property is furnished and includes full kitchen, sheets, towels, bedding, soap, and shampoo.

2. Rental Party: The rental party shall consist of Guest and the following persons:

\_\_\_\_\_

3. Maximum Occupancy: The maximum number of overnight guests is limited to 10 adult (8+ years) persons. An additional charge of \$30 per person per night for guests in addition to 5 will be assessed.

4. Term of the Lease. The lease begins at \_\_\_\_\_ p.m. on \_\_\_\_\_ (the "*Check-in Date*") and ends at \_\_\_\_\_ a.m. on \_\_\_\_\_ (the "*Checkout Date*").

5. Minimum Stay: This property requires a 2 night minimum stay. Longer minimum stays may be required during holiday periods. If a rental is taken for less than 2 days, the guest will be charged the 2-night rate.

6. Rental Rules: Guest agrees to abide by the **Rental Rules** attached as **Exhibit A** at all times while at the property and shall cause all members of the rental party and anyone else Guest permits on the property to abide by the following rules at all times while at the property.

7. Access: Guest shall allow Homeowner access to the property for purposes of repair and inspection. Homeowner shall exercise this right of access in a reasonable manner..

8. Rental Rate and Fees

- a. Deposit: A deposit of \$400 is due at least 7 days prior to the Check-In Date.

The deposit is for security and shall be refunded within 14 days of the Checkout Date provided no deductions are made due to:

- i. damage to the property or furnishings;
- ii. dirt or other mess requiring excessive cleaning; or
- iii. any other cost incurred by Homeowner due to Guest's stay.

***If the premises appear dirty or damaged upon Check-in, Guest shall inform Homeowner immediately.***

- b. Rental Rate. Payment in full of the following fees shall be due within 7 days of the Check-in Date:

\$ _____ per night x _____ nights = \$ _____	
Cleaning fee	\$ _____
Sales Tax	\$ _____
Less deposit	\$( _____ )
TOTAL Due	\$ _____

9. Cancellation Policy: If Guest wishes to cancel his/her reservation, the deposit will be refunded as follows:

50% if cancelled 7 days prior to the Check-in Date  
Otherwise no refund

The parties agree to the terms of this Short Term Rental Agreement, as evidenced by the signatures set forth below.

Homeowner

Guest:

*[electronic or manual signature]:*

\_\_\_\_\_

\_\_\_\_\_

Name (print) \_\_\_\_\_

Name (print): \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Phone # (during stay):

Phone # (during stay):

\_\_\_\_\_

\_\_\_\_\_

*Willow Pond Ranch Short Term Rental Agreement*

Payment: Acceptable payment methods are [personal check or credit card]. If you wish to use a credit card, please provide the following information.

Name on credit card: \_\_\_\_\_ Type: \_\_\_\_\_

Credit card billing address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Credit Card Number \_\_\_\_\_

Exp date \_\_\_\_\_ CVV (Security) Code \_\_\_\_\_

By my signature below, I hereby give permission to charge my credit card for the amounts above. I agree that all rental monies are non-refundable per cancellation policy above. I have read my rights to purchase travel insurance.

**Exhibit A**  
**Willow Pond Ranch**  
**RENTAL RULES**

1. No illegal activity of any kind is permitted. Fireworks are not permitted in Santa Cruz County.
2. The ranch area is off limits. The vacation rental use is for the house only.
3. Smoking is NOT allowed *anywhere on the property*.
4. People other than those in the Guest party set forth above are limited to 10 from 8:00 a.m. to 10:00 p.m. and may not stay overnight in the property. Any other person in the property is the sole responsibility of Guest. Guests are not allowed to exceed the occupancy limit agreed to above.
5. Guests should not create excessive noise at a level that disturbs neighbors; Code-enforced neighborhood quiet hours are from 10:00p.m. – 8:00a.m. Visitors must be limited to no more than the occupancy limit agreed to above.
6. By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premise.
7. Keep the property and all furnishings in good order
8. Only use appliances for their intended uses
9. Pets are NOT allowed. .

**10. Parking:**

PARKING – Parking is limited to 12 vehicle(s). Vehicles are to be parked in designated parking areas only. Parking on the road is not permitted. Any illegally parked cars are subject to towing; applicable fines/towing fees are the sole responsibility of the vehicle owner.

11. Housekeeping: There is no daily housekeeping service. While linens and bath towels are included in the unit, daily maid service is not included in the rental rate. We suggest you bring beach towels. We do not permit towels or linens to be taken from the units.

12. Garbage: Any garbage must be stowed in the proper garbage or recycling receptacle, located on the driveway at the bottom of the front stairs..

13. Water and Septic: The property is on spring and septic systems. The septic system is very effective; however, it will clog up if improper material is flushed. DO NOT FLUSH anything other than toilet paper. No feminine products should be flushed at anytime. If it is found that feminine products have been flushed and clog the septic system, you could be charged damages of up to \_\_\_\_\_\$250\_\_\_\_\_.



POST THIS CERTIFICATE IN A CONSPICUOUS PLACE ON THE PREMISES

COUNTY OF SANTA CRUZ  
TRANSIENT OCCUPANCY REGISTRATION CERTIFICATE  
ISSUED PURSUANT TO CHAPTER 4.24 OF ORDINANCE

Date of Issue: May 31, 2017

Certificate # AB00062

EXCLUSIVELY RENTED WITH AIRBNB

This Transient Occupancy Registration Certificate signifies that the person named on the face hereof has fulfilled the requirements of the Uniform Transient Occupancy Tax Ordinance by registering with the Tax Administrator for the purpose of collecting from transients the Transient Occupancy Tax and remitting said tax to the Tax Administrator. This certificate does not authorize any person to conduct any unlawful business or conduct any lawful business in an unlawful manner, nor to operate a transient occupancy facility without strictly complying with all local applicable laws, including but not limited to those requiring a permit from any board, commission, department or office of this County. This certificate does not constitute a permit. This certificate becomes void upon any change of ownership or location whatsoever. Notify the Tax Collector immediately upon any change.

Name of Facility: Willow Pond Ranch

Location of Facility: 505 Alfadel Lane, Soquel

Operator: Tom North

Mailing Address: PO Box 1704, Soquel, CA 95073

By:

*Grant Winter*

Grant Winter, Deputy

AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR





# Parcel Zoning Map

Santa Cruz County Planning Department

Parcel Number  
**103-131-16**  
Mar. 12, 2018



## Zoning

- (RA) Residential Agricultural
- (SU) Special Use
- (TP) Timber Production



0 120 240  
Feet





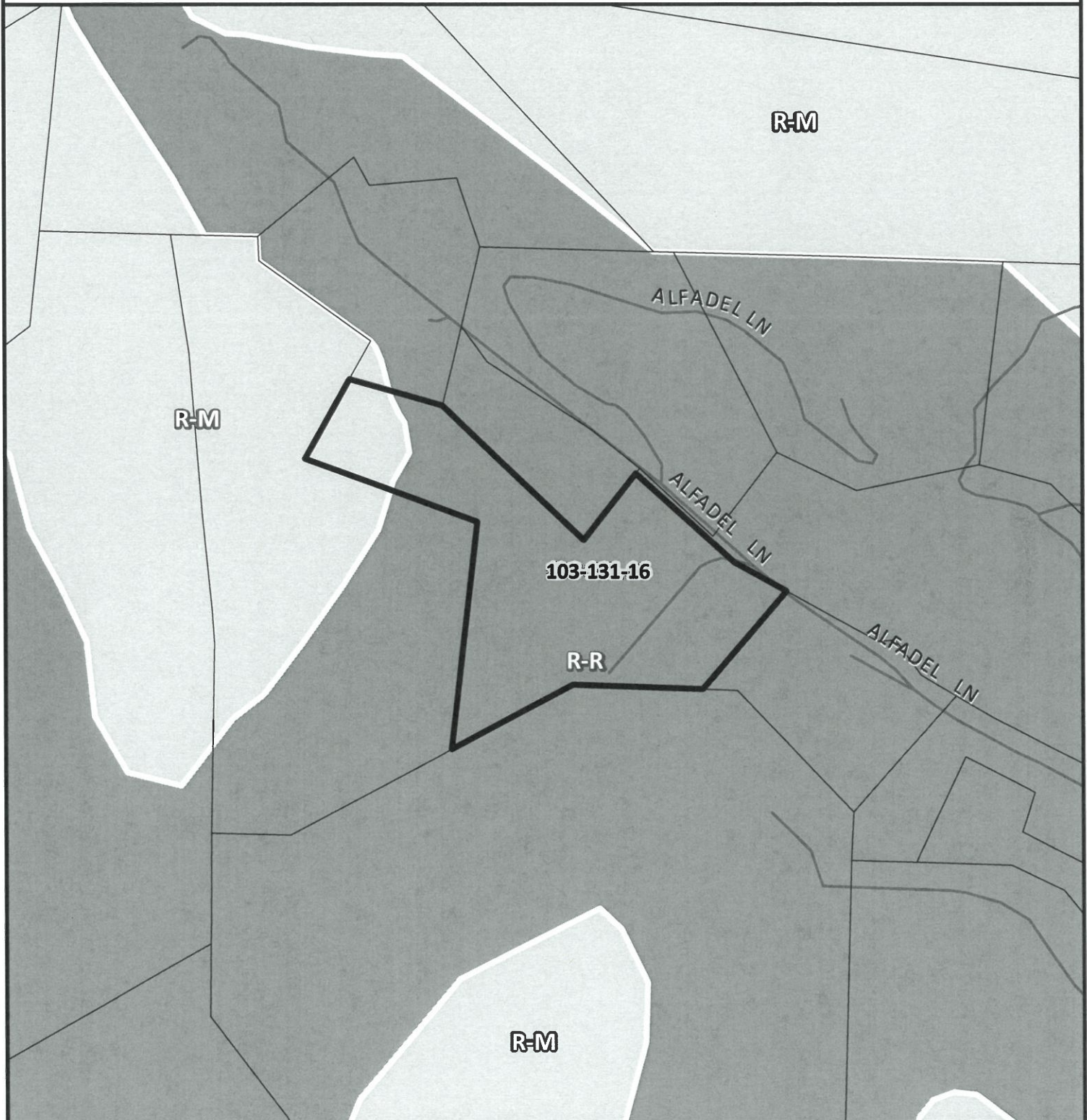
# Parcel General Plan Map

Santa Cruz County Planning Department

Parcel Number

103-131-16

Mar. 12, 2018



## General Plan

-  R-M - Residential-Mountain
-  R-R - Residential-Rural



0 120 240  
Feet

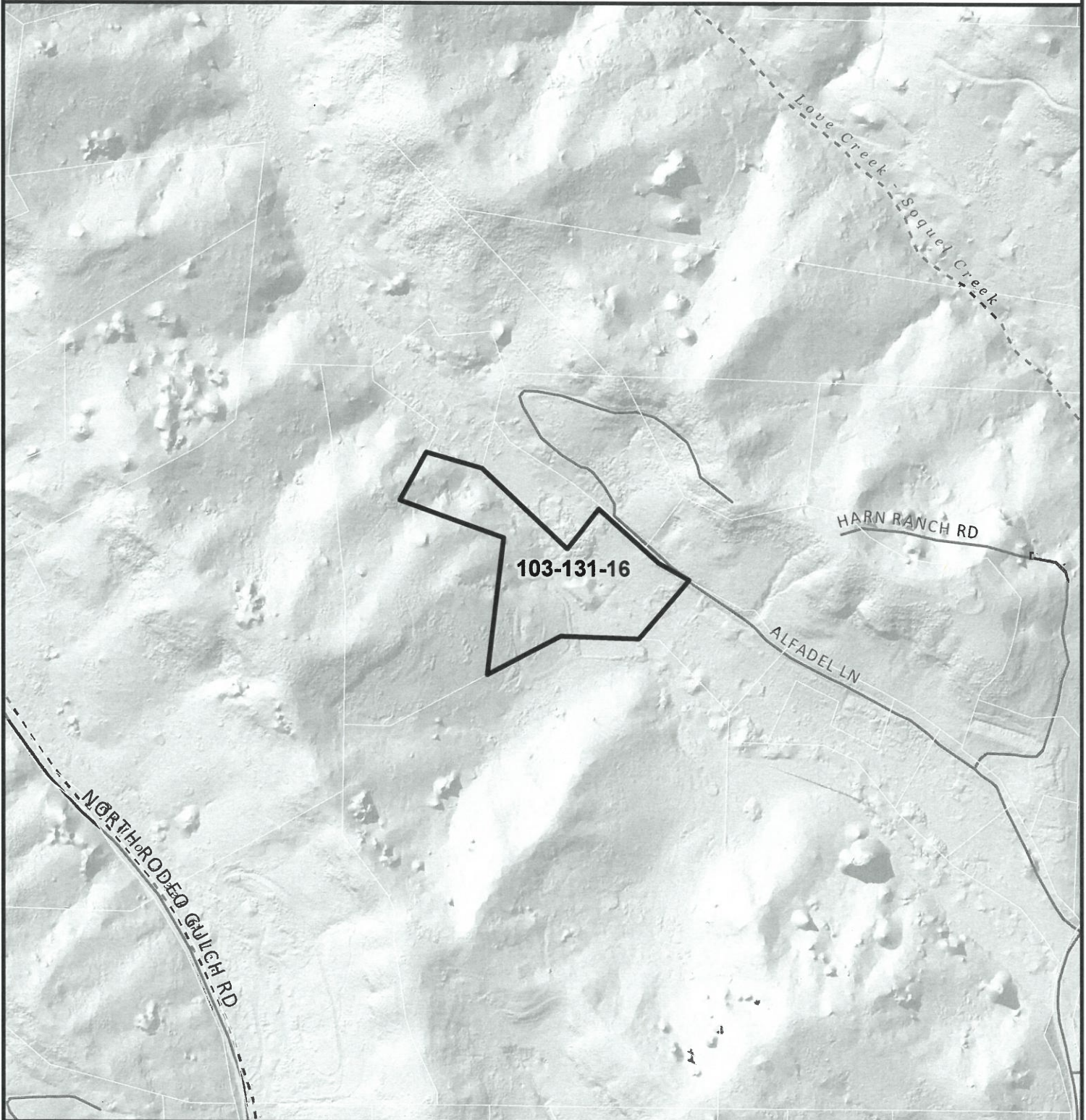




# Parcel Location Map

Santa Cruz County Planning Department

Parcel Number  
**103-131-16**  
Mar. 12, 2018



Location Overview

## Symbol Key

- Street
- - - Perennial Stream



0 200 400  
Feet