



Staff Report to the Zoning Administrator

Application Number: **191059**

Applicant: Judith Heher
Owner: Denise & Fred Tyree
APN: 108-271-31

Agenda Date: May 3, 2019
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Proposal to operate a new four bedroom vacation rental. Requires a Vacation Rental Permit.

Location: Property located on the south side of Pleasant Heights Drive (20 Pleasant Heights Drive, Aptos).

Supervisory District: Second District (District Supervisor: Zach Friend)

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 191059, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | E. Vacation Rental Application & Agreement |
| B. Findings | F. Letter from Tax Collector |
| C. Conditions | G. Assessor's, Location, Zoning and General Plan Maps |
| D. Project plans | |

Parcel Information

Parcel Size:	58,501 square feet (1.3 Acres)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Pleasant Heights Drive
Planning Area:	Eureka Canyon
Land Use Designation:	R-R (Rural Residential)

Zone District: RA (Residential Agriculture)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Central Water District
Sewage Disposal: Septic
Fire District: Cal Fire
Drainage District: N/A

Project Setting / Analysis

The project site is located at 20 Pleasant Heights Drive, on the south side of Pleasant Heights Drive. The neighborhood is comprised of one to three story single family residences consisting of a mix of architectural styles along with a range of agricultural uses and pastures for domestic animals.

The subject property is developed with an existing three story single family residence originally constructed in 1977 containing four bedrooms and four bathrooms. This is a proposal to operate a vacation rental in the existing four bedroom dwelling. As indicated in SCCC 13.10.694(D)(2), a public hearing is required for vacation rentals consisting of four or more bedrooms.

Vacation rentals within residential structures are permitted within the RA (Residential Agriculture) zone district, and the operation of the vacation rental would be required to comply with all requirements of the vacation rental ordinance.

Judith Heher has been designated as the 24-hour contact for the proposed vacation rental and is located in Scotts Valley.

Five parking spaces would be provided on-site, thus meeting the requirements of SCCC 13.10.694(D)(2).

Pursuant to SCCC 13.10.694(D), the vacation permit would remain valid as long as the vacation rental operates at least three out of any consecutive five years.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 58,501 square feet, located in the RA (Residential Agriculture) zone district, a designation which allows vacation rental uses. The proposed four bedroom vacation rental is a conditionally permitted use within the zone district and the zoning is consistent with the site's R-R (Rural Residential) General Plan designation.

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 **191059**, 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

Report Prepared By: Jonathan DiSalvo
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Application #: 191059
APN: 108-271-31
Owner: Denise & Fred Tyree

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: 191059
Assessor Parcel Number: 108-271-31
Project Location: 20 Pleasant Heights Drive

Project Description: Proposal to operate a new four bedroom Vacation Rental. Requires a Vacation Rental Permit.

Person or Agency Proposing Project: Judith Heher

Contact Phone Number: (831) 818-6163

- 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 vacation rental within an existing single family dwelling in an area for residential uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Jonathan DiSalvo, 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 proposed vacation rental will be located in an existing four bedroom residential structure. The vacation rental will comply with health and safety standards established for vacation rental units, including smoke and carbon monoxide alarms, fire extinguishers, working ground fault circuit interrupters, emergency egress in all sleeping rooms, pool barriers, and handrails along stairs and walking surfaces above 30 inches in height to insure the optimum in safety. The property owner has provided the required "Vacation Rental Safety Certification" to verify compliance with these standards. Furthermore, the operation of the vacation rental would be conditioned to comply with all requirements of the vacation rental ordinance; which addresses noise, occupancy, and parking to ensure that there are no detrimental impacts of the vacation rental to properties in the vicinity.

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 proposed location of the vacation rental and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district which allows for vacation rentals within residential structures, meeting 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 vacation rental use is consistent with the use requirements specified for the R-R (Rural Residential) land use designation in the County General Plan as it is a conditionally permitted use within the RA zone district, an implementing zone district of the R-R (Rural Residential) land use designation. Additionally, the vacation rental would be conditioned to operate in compliance with the vacation rental ordinance, which 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 vacation rental is to 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. The short-term rental occupancy of a residence does not change the type of use within the dwelling.

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 vacation rental use 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.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed vacation rental will be located in an existing single family dwelling and no physical alterations to the existing structure are proposed.

Conditions of Approval

Exhibit D: Project plans, 4 sheets, prepared by Kenneth Rogers, dated 4/18/01.

- I. This permit authorizes the operation of a 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 items listed on the Vacation Rental Certification form (Exhibit E).
 - B. The maximum, overnight occupancy of the vacation rental shall not exceed 10 people (2 per bedroom, plus 2 additional people, children under 8 not counted).
 - C. The maximum number of vehicles associated with the overnight occupants shall not exceed 5 (number of on-site parking spaces, plus 2 additional on-street parking spaces).
 - D. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 20 people (twice the number of overnight occupants, children under 8 not counted).
 - E. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30). 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.
 - 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).
 - G. Fireworks are illegal in Santa Cruz County and prohibited at the vacation rental.

- H. The vacation rental shall have a sign identifying the structure as a permitted vacation rental and listing a 24-hour local contact responsible for responding to complaints and providing general information. 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. Any change in the contact person's address or telephone number shall be promptly furnished to the agencies and neighboring property owners as specified above.
 - J. 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.
 - K. 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.
 - L. 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.
- 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.
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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.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Jocelyn Drake
Deputy Zoning Administrator

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.

scale: 1:192

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front yard set back.

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weight max 3000

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 2. Boiler
 3. Smokestack
 4. Water tank
 5. Coal bunker
 6. Passenger car
 7. Freight car
 8. Locomotive
 9. Engineer
 10. Fireman
 11. Conductor
 12. Brakeman
 13. Baggage car
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EXHIBIT D

SCOPE OF WORK, LEVEL 3

REPLACE WINDOW NUMBER 6

ADD NEW WINDOW NUMBER 19

ADD NEW LAUNDRY ROOM WITH DOOR, PLUMBING AND ELECTRICAL WORK

ADD NEW BATHROOM COMPLETE W/ PLUMBING, ELECTRICAL AND CABINETS, ETC.

REMOVE (C) FLUE CHASE IN MASTER B RM

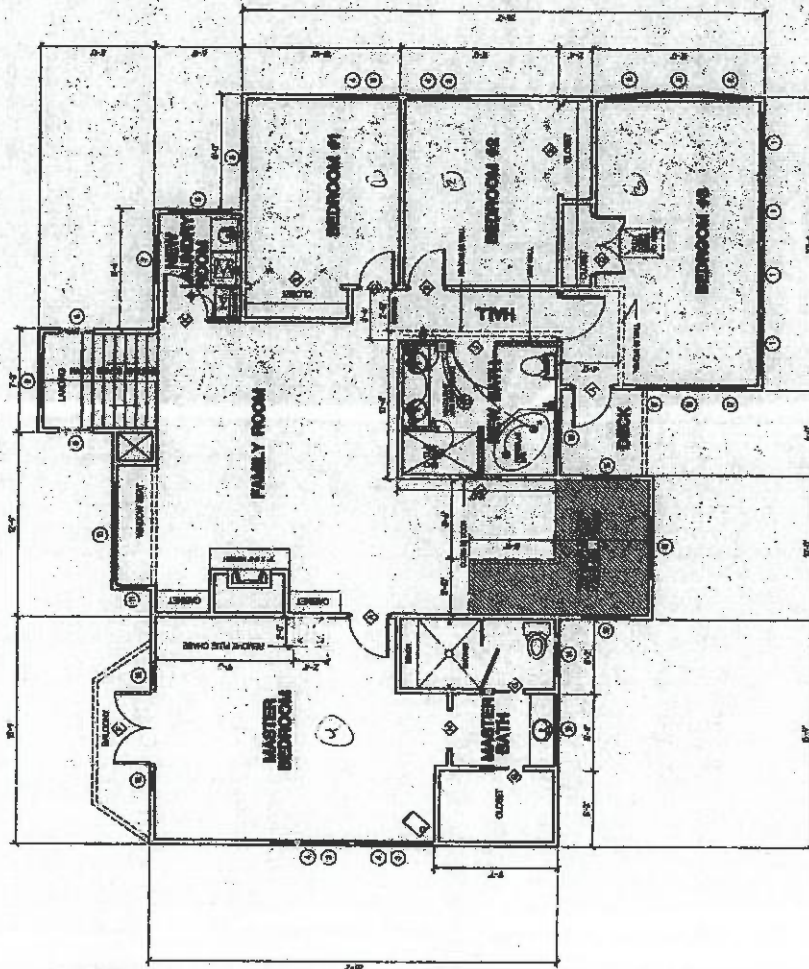
INSTALL NEW FORCED AIR HEATING

PROVIDE STRUCTURAL REPAIR PER "C" DRAWINGS

INSTALL R-30 INSULATION IN ATTIC SPACE AND R-19 INSULATION IN WALLS

INSTALL NEW 1/2" GYPSUM WALLBOARD ON ALL WALLS AND CEILING

REMOVE (C) INTERIOR BALCONY AND REPLACE WITH NEW FLOOR



KEY:

REMOVE EXISTING
TO BE REPLACED
NEW CONSTRUCTION

Denise Tyree & Fred Milhorn II (owners)

tyree_d@yahoo.com, (650) 996-0566

Judith Heher (applicant)

heherrentals@gmail.com (831-818-6163)

Scale: 1:48

FLOOR PLAN : LEVEL 3

SCALE 1/4" = 1'-0"

CONFORM TO ALL APPLICABLE JOINT BUILDING

DOOR SCHEDULE	
NO.	SIZE & TYPE
1	2'-0" x 6'-0" FRAME DOOR
2	2'-0" x 6'-0" FRAME DOOR
3	2'-0" x 6'-0" FRAME DOOR
4	2'-0" x 6'-0" FRAME DOOR
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WINDOW SCHEDULE	
NO.	SIZE & TYPE
1	4'-0" x 6'-0" DOUBLE GLZ
2	4'-0" x 6'-0" DOUBLE GLZ
3	4'-0" x 6'-0" DOUBLE GLZ
4	4'-0" x 6'-0" DOUBLE GLZ
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Application and Permit
Lynn, CA 94026
Architectural Firm
San Jose, CA 95128
Tel: 408.996.0566
Fax: 408.996.0567
www.denise-tyree.com

MR. & MRS.
GREG
MULLER

A PROPOSED
REMODEL
FOR

MR. & MRS.
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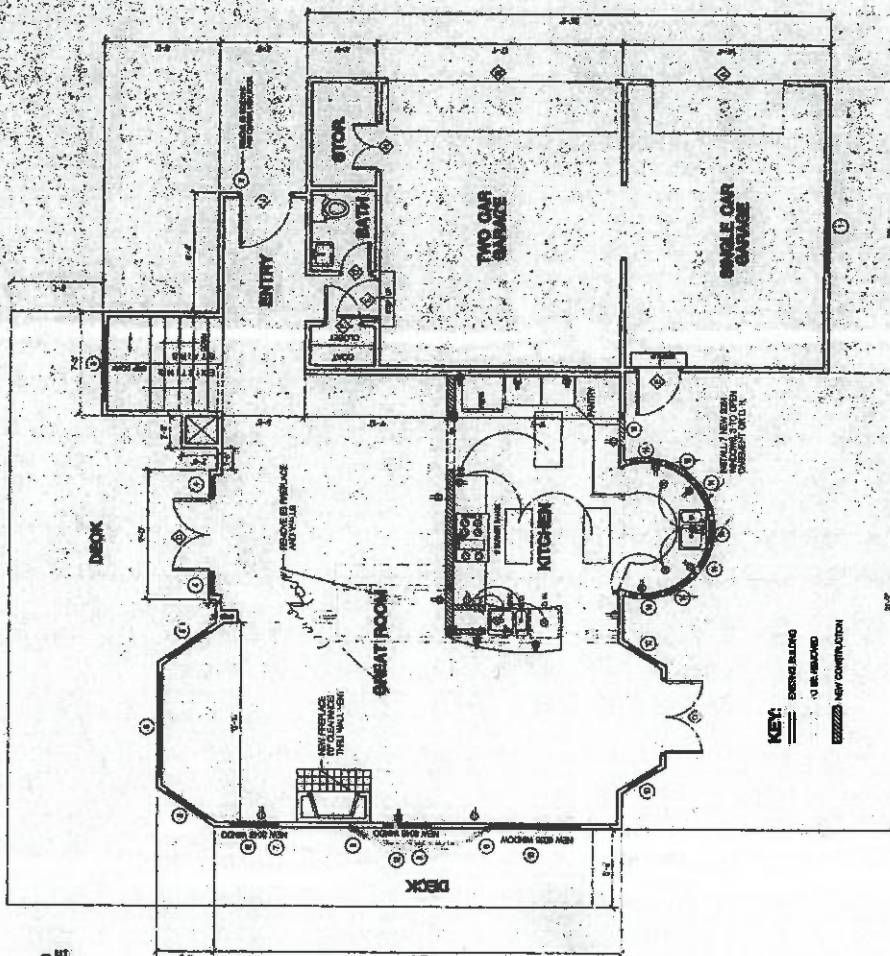
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SCOPE OF WORK, LEVEL 2

- REMOVE (E) 8/0 ENTRANCE DOOR AND REPLACE WITH 8/6 CUSTOM ENTRANCE DOOR
- REPLACE (E) WINDOWS AS NOTED
- REMOVE (E) WINDOWS AS NOTED
- INSTALL NEW WINDOWS AS NOTED
- ALL NEW WINDOWS TO BE DEL. GLAZED
- REMOVE (E) FRESH AIR AND WALLS IN THAT AREA (NON-BRO)
- INSTALL NEW 10" CLEARANCE F. PL WITH APPROVED THRU WALL VENT
- REMOVE (E) KITCHEN CABINETS
- INSTALL NEW KITCHEN CABINETS AND APPLIANCES AS SHOWN
- COMPLETE STRUCTURAL REPAIRS AS NOTED ON "C" DRAWINGS
- INSTALL ELECTRICAL WORK AS NOTED
- INSTALL PLUMBING WORK AS NOTED
- INSTALL FORCED AIR HEATING SYSTEM
- INSTALL NEW 1/2" GYPSUM WALLED INTERIOR WALLS AND CEILING
- INSTALL NEW FINISH FLOORS
- PROVIDE R-30 INSULATION IN ATTIC AND R-15 INSULATION IN WALLS
- R-40 INSULATION IN BASEMENT CELL

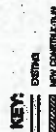


DOOR SCHEDULE	
NO.	SIZE & TYPE
1	8'0" x 7'0" OVERHEAD DOOR
2	8'0" x 7'0" OVERHEAD DOOR
3	8'0" x 6'0" PRESET ENTRY DOOR
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NO.	TYPE
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2	10'4"x6'0" DOUBLE GLZ
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Denise Tyree & Fred Milhom II (owners)
 tyree_d@yahoo.com, (650) 996-0566
 FLOOR PLAN : LEVEL 2 Judith Heher (applicant)
 heherrentals@gmail.com (831-818-6163)
 scale: 1:48
 SCALE 1/4" = 1'-0"

(8318163)



**ADD NEW BATH AND WINE CELLAR
COVER (F) 914. 831.111 NEW BRUNSWICK**

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

Q270 TOWNSHIP, WYOMING

SCALE 1/4" = 1'-0"

Life Cycle Savings: 10-15% of salary



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH 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): 108-271-31
(APNs MAY BE OBTAINED FROM THE ASSESSOR'S OFFICE AT (831) 454-2002)

Street Address: 20 Pleasant Heights Dr. Aptos, CA 95003

Applicant Information (Complete only if different from Owner Information)

NAME: Judith Heher

MAILING ADDRESS: 184 Bobs Lane

CITY/STATE Scotts Valley, CA ZIP 95066

PHONE NO. (____) _____ CELL PHONE NO. (831) 818-6163

EMAIL: heherrentals@gmail.com

Owner Information

NAME: Denise & Fred Tyree

MAILING ADDRESS: 20 Pleasant Heights Dr

CITY/STATE Aptos ZIP 95003

PHONE NO. (____) _____ CELL PHONE NO. (605) 996-0566

EMAIL: tyree_d@yahoo.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.

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.

Owner of Rental Unit

2.28.19

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

24-HOUR CONTACT

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

NAME: Judith Heher

MAILING ADDRESS: 184 Bobs Lane

CITY/STATE Scotts Valley, CA ZIP 95066

PHONE NO. () CELL PHONE NO. (831) 818-6163

EMAIL: heherrentals@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

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.

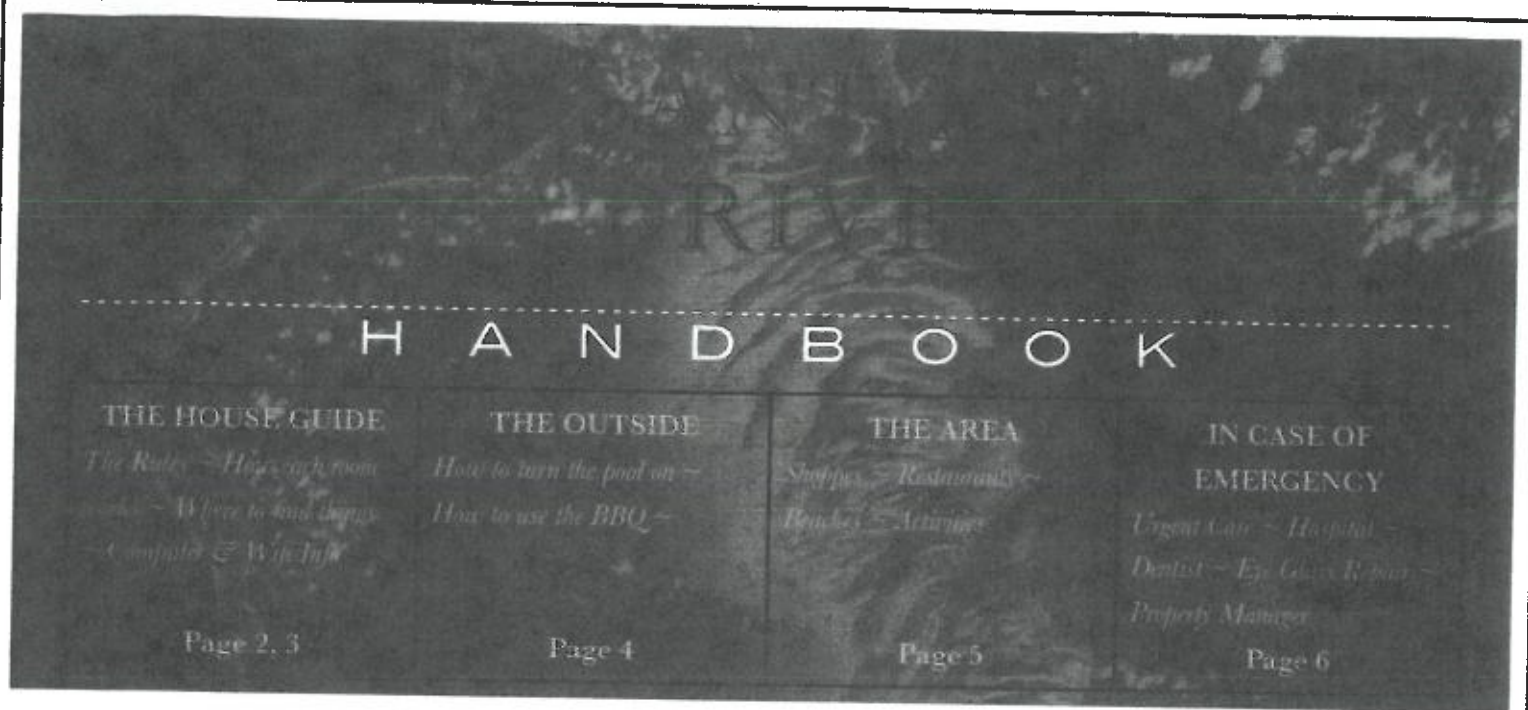
I further certify that there are no restrictions against vacation rentals associated with the subject property, including, but not limited to, Homeowner's Association regulations, and I understand that any vacation rental permit issued will be rendered void if there are restrictions against vacation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

2.28.19
Date

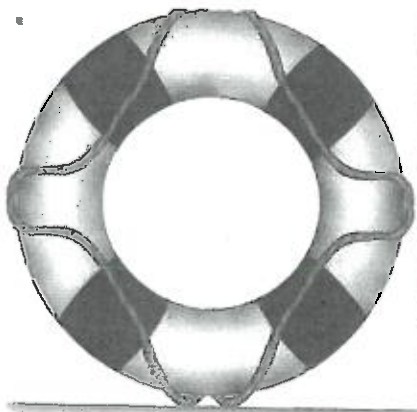


WELCOME TO OUR HOME!

Wherever you're from we're glad you're here!

This guide is designed to help you enjoy the house, the grounds and the surrounding area to the utmost. We love our new home and we want you to enjoy it with your family!

Designed to be the perfect marriage between indoor comfort and outdoor fun, 20 Pleasant Heights has a lot of everything! From the pillow top beds (1 Cal King, 3 Queens, 1 Full Futon and 1 Kids Twin), to the book covered study, to the gorgeous swimming pool and hot tub complete with it's own pool house, to the huge outdoor kitchen, to the newly remodeled sport court with basketball hoop, badminton net and pickle ball net --complete with fully



stocked bespoke cocktail bar -- to the family room with the pool table and Wii, this super luxe home is equal parts uber-cool dream getaway and high-end hotel room! We're doing our part to Keep Santa Cruz Weird, and hope you enjoy our home as much as we enjoyed designing it! :)

Chris Fred



In 1769 the Spanish explorer Don Gaspar de Portola discovered the land area which is now known as the City of Santa Cruz. When he came upon the beautiful flowing river, he named it San Lorenzo in honor of Saint Lawrence. He called the rolling hills above the river Santa Cruz, which means holy cross.

20 PLEASANT HEIGHTS ~ THE HOUSE

THE MAIN FLOOR

IMPORTANT NOTES

ENTRY HALL ~ ALARM IS SET TO CODE 2492

DINING ROOM ~ PLEASE USE PLACEMATS

WHEN USING THE DINING ROOM TABLE. IF ANYTHING IS SPILLED YOU CAN USE THE METHOD WOOD CLEANER THAT IS UNDER THE ENAMEL KITCHEN SINK. ** Additional chairs are in the family room and the garage.

~ THERE IS AN ADDITIONAL LEAF FOR THE TABLE IN THE GYM/GARAGE

LIVING ROOM ~ FIREPLACE WORKS BEST WITH A DURAFLAME AND THEN A LOG OR TWO ON TOP. FIREPLACE WILL ONLY BE NEEDED IN WINTER/FALL

~ THE FURNACEUSE LEFT BUTTON TO TURN ON HEAT.

KITCHEN ~

ENAMEL SINK ~ ONLY FOR USE WITH WASHING VEGETABLES. NO POTS/PANS IN THIS SINK.

GARBAGE DISPOSAL ~ SWITCH IS UNDER METAL KITCHEN SINK. GARBAGE DISPOSAL FOR ENAMEL SINK IS ON WALL.

MIELE COFFEE MAKER ~ PLEASE WATCH VIDEO ON DESKTOP SO THAT YOU KNOW HOW TO USE MACHINE CORRECTLY

****WE HAVE LEFT ALL OF OUR OUTDOOR DISHWARE UNDER THE BUTCHER BLOCK. PLEASE USE THIS FOR OUTDOOR DINING.**

DISHWATER ~ PUSH CYCLE AND THEN PUSH THE ON BUTTON AND CLOSE.

GARBAGE CANS ~ UNDER SINK IS FOR RECYCLING. WHITE GARBAGE CAN IS FOR GARBAGE. WHITE BUCKET ON COUNTER IS FOR COMPOST. ALL GARBAGE CANS ARE ON THE LEFT SIDE OF THE DRIVEWAY BEHIND PERGOLA.



The Santa Cruz Boardwalk

The Santa Cruz Beach Boardwalk is recognized as the best seaside park in the world. Our vibrant, bustling amusement park is renowned for its great rides, remarkable history, spectacular beach setting, and friendly attitude.

The Boardwalk has been operating since 1907, and it hasn't missed a beat! We believe in affordable family fun - that's why admission is free, summer entertainment is included, and ride tickets are affordable.

Two of our rides are National Historic Landmarks.



THE MYSTERY SPOT IS
A GRAVITATIONAL
ANOMOLY LOCATED
IN SANTA CRUZ.

20 PLEASANT HEIGHTS ~ THE HOUSE

THE TOP FLOOR

My personal favorite! You have the Study with the computer nook, the Master Bedroom with the en-suite Bathroom, 3 other bedrooms and the guest bathroom.

The Computer ~ There is a Visitor log-in. Please use this for your stay. The Printer is directly above and it loaded with toner and with paper. Extras of both are next to the printer.

The Wifi ~ The network is Neenan2 and the password is Arabella\$711.

Sonos ~ You will need to download the Sonos App and then there are 2 zones for you to use. Sonos is located in the tech closet in the study. You need to connect your phone to Sonos to use.

Office Supplies are in the cabinet to the left of the fireplace.

Gas Fireplace ~ Please use remote to turn on

Motorized Curtains ~ There is a remote on each nightstand to open/close. Open is green button, close is red button. Sometimes you need to stand in front of curtain.

OWNER TIP ~ MASTER BEDROOM GETS HOT. THE BEST WAY TO KEEP COOL AT NIGHT IS TO LEAVE WINDOWS OPEN AND FAN ON LOWEST SETTING.

ART ROOM ~ ACRYLIC PAINTS CAN ONLY BE USED OUTSIDE WITH PARENTAL SUPERVISION BY KIDS OVER 10



Capitola Village by the Sea is one of the oldest vacation retreats on the Pacific Coast. Before the resort was founded, Soquel Indians lived here for more than 2,000 years. After California statehood, the mouth of the Soquel Creek became a shipping point called Soquel Landing. Santa Cruz County pioneer Frederick Hihn bought the land in 1856 and built the first wharf. In 1882 Hihn subdivided lots and built cabins, a skating rink, hotel, theater and bandstand. Visitors came by car and on the Santa Cruz-Watsonville train. With a 160 room hotel, Capitola Village was the premier coastal resort in winter and summer.

THE BOTTOM FLOOR

Here we have 1 Bedroom, the family room, 2nd laundry room & pool table. For the kids there are tons of arts and crafts supplies in all the cabinets in the room and there are a lot of board games in the wine room. Feel free to use any/all arts/crafts stuff!

20 PLEASANT HEIGHTS DRIVE ~ THE OUTSIDE

THE RULEZ FOR THE POOLZ

THE SWIMMING POOL ~ Our pool/hot tub is very secure with a gate that locks 3 different ways. That being said,

THE GATE MUST ALWAYS BE CLOSED!

CHILDREN MUST ALWAYS BE SUPERVISED

NO DIVING OR JUMPING INTO THE POOL

NO RUNNING AROUND THE POOL

~ YOU MUST KEEP POOL AREA CLEAN AT ALL TIMES. (OR THERE WILL BE A LOT OF NATURE)

~ THE POOL & HOT TUB ARE HEATED AUTOMATICALLY. IF THERE ARE ANY PROBLEMS PLEASE SHOOT US A TEXT AND WE WILL FIX IT. DON'T TRY AND MESS WITH THE CONTROL PANEL IN THE FAMILY ROOM PLEASE

~ THERE IS A SMALL SPEAKER IN CABINET BY POOL FRIDGE THAT YOU CAN PLUG INTO YOUR PHONE AND USE PANDORA FOR MUSIC.

~ THERE IS A PUMP TO PUMP UP THE FLOATIES IN THE CABINETS NEXT TO THE POOL FRIDGE

~ USE RECYCLING AND COMPOST BINS

~ THE POOL & THE HOT TUB SHARE A HEATER. WE TYPICALLY HEAT THE POOL IN THE MORNING/EARLY AFTERNOON THEN SWITCH OVER TO HOT TUB AT 3 PM. IF YOU WANT TO USE HOT TUB EARLIER THAN 3 PM, JUST PRESS SPA BUTTON ON CONTROL PANEL IN THE HOT TUB. HOT TUB TAKES ABOUT 30 MINS TO HEAT.

POOL HEATING SCHEDULE

6am-8am POOL ROBOT CLEANS POOL

10 am-3 pm POOL HEATER IS ON

3 pm - 7 pm HOT TUB HEATER IS ON

POOL SERVICE PERSON USUALLY COMES FRIDAY AFTERNOON.

20 PLEASANT HEIGHTS ~ EMERGENCY CONTACTS

EMERGENCY NUMBERS AND ADDRESSES

FRED'S CELL 650.867.8507

DENISE'S CELL 650.996.0566

MY BROTHER MICHAEL IS A
GREAT RESOURCE FOR ANY
QUESTIONS/PROBLEMS

(831)332-0040

Urgent Care / Palo Alto Medical
Foundation

(831) 458-5853

<http://www.pamf.org/urgent-care/santa-cruz-main/>

2025 Soquel Ave, Santa Cruz, CA 95062

Emergency Room / Dominican Hospital
1555 Soquel Dr, Santa Cruz, CA 95065

(831) 462-7700/

<http://www.dignityhealth.org/dominican/medical-services/emergency-care>

EMERGENCY

CALL 911

Dentist/ Drew Dental

783 Rio Del Mar Blvd, Aptos CA 95003

(831) 688-6060

POOL CLEANER (AMBER)

(831) 234-9578

ANY HOUSE PROBLEMS - MARK
FORT

(408) 499-6738

WILDLIFE PROBLEMS/ WILDLIFE
EMERGENCY SERVICES

831-498-WILD (9453)

WE HAVE A FULLY STOCKED LINEN CLOSET BEHIND MIRROR IN THE MASTER CLOSET. THERE IS A FIRST AID KIT AND JUST ABOUT ANYTHING ELSE YOU WILL NEED FOR COUGHS, COLDS, STOMACH PROBLEMS ETC. THERE ARE THERMOMETERS IN THE TOP DRAWER OF THE GUEST BATHROOM UPSTAIRS.

20 PLEASANT HEIGHTS ~ OUTSIDE

PATIO/DECK/SPORT COURT

~ YOU NEED TO CLOSE ALL UMBRELLAS ON THE PATIO AND DECK WHENEVER IT IS WINDY OR ELSE IT CAN BREAK THE UMBRELLAS!

~ SPORT COURT EQUIPMENT IS IN THE BENCH IN THE FAMILY ROOM

WILDLIFE

~ WE HAVE A LOT OF WILDLIFE IN THIS AREA. COYOTES, MOUNTAIN LIONS, SKUNKS, RACCOONS, QUAIL, SKUNKS, DEER, RABBITS, BATS AND MICE.

~ SMALL CHILDREN SHOULD NEVER BE LEFT UNATTENDED IN THE PLAYHOUSE AREA...

~ COYOTES AND MOUNTAIN LIONS ARE ACTIVE IN THE MORNING AND AT DUSK. WHEN FACED WITH EITHER OF THESE CRITTERS MAKE A LOT OF NOISE AND DO NOT RUN AWAY.

~ BATS COME OUT AT NIGHT AND DON'T BOTHER YOU. IF ONE GETS IN THE HOUSE YOU NEED TO CALL ANIMAL CONTROL. DO NOT TRY AND GET IT OUT OF THE HOUSE YOURSELF.

~ THERE ARE A LOT OF MICE & RATS IN THESE PARTS. SO PLEASE DO NOT LEAVE FOOD OUT.

~ THERE ARE BEES, YELLOW JACKETS AND WASPS AROUND. WE HAVE TRAPS SO THAT IT SHOULD BE MINIMAL.

~ THERE WERE SKUNKS OUT BY THE LEMON TREE 2 WEEKS AGO ... JUST LEAVE THEM ALONE AND THEY WILL GO AWAY.

THINGS TO DO

RESTAURANTS

There are many MANY places to get your food on in the area. Seafood, Vegetarian, Italian and Burgers., Indian and Farm to Table.



Two of the iconic places are the Penny Creamery which is locally sourced ice cream and Bettys Burgers which is a sassy delicious casual fun place.

LOCAL EATS

- OSWALD
- PLANET FRESH
- PENNY CREAMERY
- LILLIAN'S ITALIAN KITCHEN
- LAILI
- WESTEND TAP & KITCHEN
- SHADOWBROOK



NIGHTLIFE & BREWERIES

For a small town, Santa Cruz has a lot going on at night and there are many many breweries and wineries in the area. Here are a few roc's



- **POUR TAPROOM** ~ Experience a delightful fusion of old-world beer hall and new-world wonders. With their unique self-pour tap wall, sip a rich array of drinks and savor delicious food, amidst a laid-back, conversational atmosphere. They also have kombucha on tap and tasty eats.
- **DISCRETION BREWING** ~ Up to 12 styles of pure goodness on tap, Farm-to-table comfort food, made to order
- **SANTA CRUZ MOUNTAINS WINE GROWING ASSOCIATION** ~ go to <http://scmwa.com/wineries/> for a full list, hours and map of about 50 local wineries
- **KUUMBWA JAZZ CENTER** ~ to <https://www.kuumbwajazz.org/>



GUEST ETIQUETTE

CHECKING OUT

~ Please strip all the beds, and get laundry started. Please use cold water (not tap cold water) when using washing machine and speed wash cycle.

~ Please leave house in the same shape you found it.

~ Please make sure that you have cleaned up the outside areas...again lots of nature if you don't :)

~ Please load dishes and start dishwasher.

~ Please let us know if you've used the last of anything so that we can replace

~ You need to leave house key in lockbox.

~ Only strip pillowcases you sleep on, not the decorative ones.

~ Please turn heat off.

**WILDER RANCH STATE PARK**

Step back in time to the late 1800's and visit an early dairy ranch. You can explore California's early ranching history by visiting an 1897 Victorian home, or experience a 1896 water-powered machine shop. Bring a picnic to enjoy on the front lawn, and visit the farm animals. With more than 35 miles of trail, you can adventure into the Santa Cruz Mountains or walk along the



20 PLEASANT HEIGHTS ~ LAST MINUTE STUFF

LAST MINUTE ADDITIONS

BABYSITTER INFO ~

AVA GLASSEY 831.251.1771

Ally Paul 831.359.5085

OUR NEIGHBORS ACROSS THE STREET ARE JOHN & SHANNON
HENDERSON...THEIR PHONE # IS 831.724.1985

GROCERY STORES ~

DELUXE MARKET IS GREAT ~ 7 MINS AWAY IN APTOS

SAFEWAY ~ 10 MINS AWAY IN WATSONVILLE

DRY CLEANER IS NEXT TO DELUXE MARKET

CVS PHARMACY IS NEXT TO DELUXE MARKET

PLEASE EAT ALL THE ICE CREAM!!!

ANNA ~ GIFTS FOR AMSTERDAM FAMILY ARE IN THE WINE ROOM ~ IF YOU
COULD SET THEM OUT WHEN YOU GUYS LEAVE THAT WOULD BE GREAT!

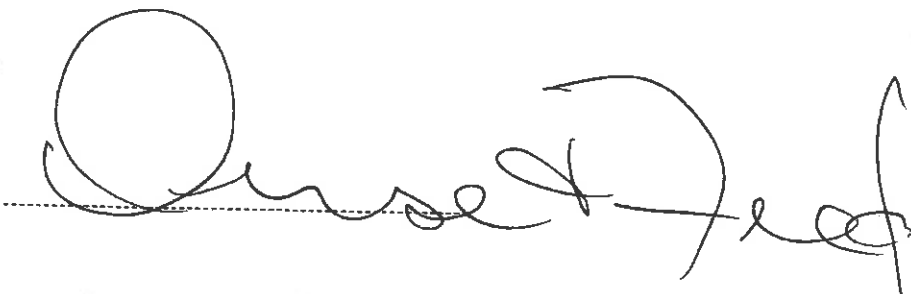
WE HAVE STREAMING AMAZON AND NETFLIX AND HBO ~ IF YOU HAVE
PROBLEMS FIGURING IT OUT, SHOOT US A TEXT!

GUEST ETIQUETTE

THANK YOU FOR CHOOSING OUR HOME FOR YOUR STAY! WE KNOW THAT THERE ARE A LOT OF CHOICES OUT THERE SO THANKS! WE WANTED TO TAKE A MOMENT TO GO OVER THE THINGS THAT ARE MOST IMPORTANT TO US.

- ~ NO SMOKING
- ~ NO PETS (UNLESS PREVIOUSLY ARRANGED)
- ~ PLEASE USE COUNTY WIDE QUIET TIME RULES 10 PM - 8 AM
- ~ ONLY PEOPLE LISTED ON THE RESERVATION ARE ALLOWED TO BE HERE. NO EXTRA GUESTS.
- ~ WE ARE HAPPY TO SHARE OUR SUNDRIES AND KITCHEN SUPPLIES BUT TRY AND LET US KNOW IF SOMETHING GETS USED UP!
- ~ LIQUOR IN THE WINE ROOM IS FOR OWNERS ONLY.
- ~ WE ARE HAPPY TO SHARE THE BOOZE & MIXERS BUT WITHIN REASON :)

OKAY THAT'S IT! NOW GET OUT OF HERE AND GO DO STUFF!

A handwritten signature in black ink, appearing to read "Christy Lee", written over a horizontal dashed line.

THE GARBAGE BINS

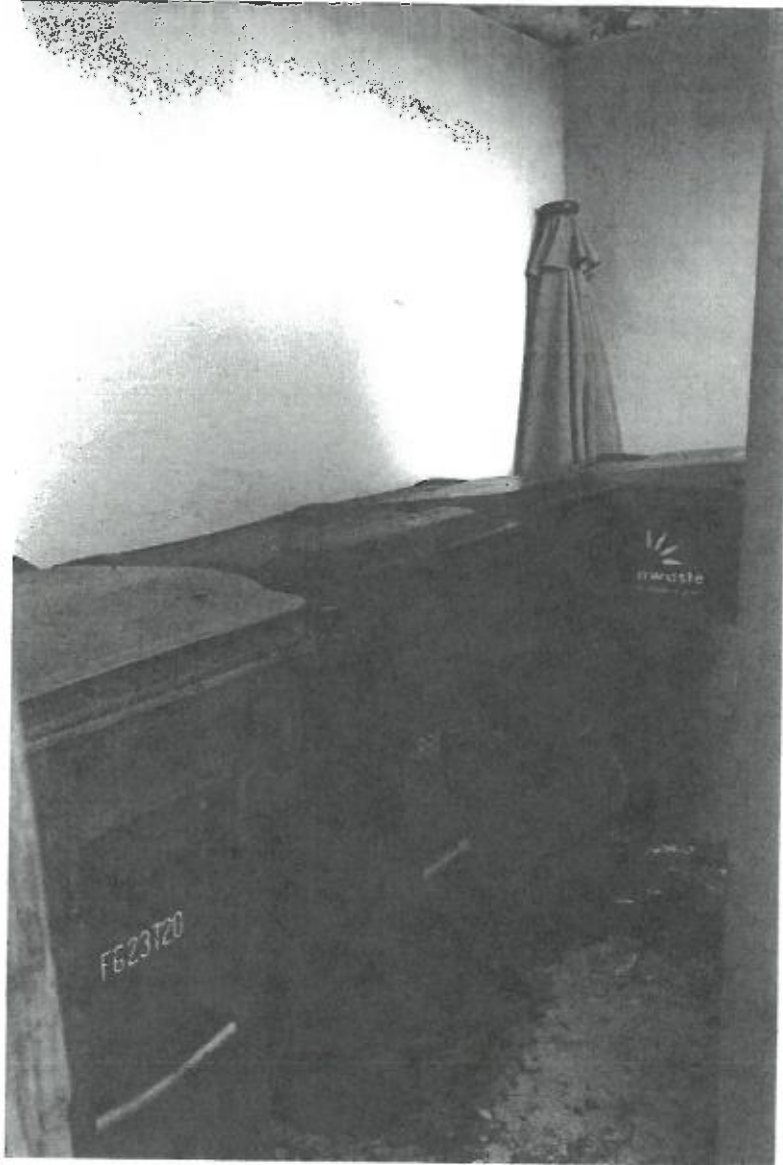
THE DEETS

~ GARBAGE BINS GO OUT ON THURSDAY
EVENING. THEY SHOULD LOOK LIKE THIS WHEN
SET OUT



EXHIBIT E

**~ GARBAGE BINS CAN BE PUT BACK ANY TIME
FRIDAY AFTERNOON. THE BINS SHOULD LOOK LIKE
THIS WHEN PUT AWAY.**



**** THE GREEN COMPOST BIN DOES NOT NEED TO BE
PUT OUT UNLESS IT'S FULL ****

THANK YOU!!!

EXHIBIT E

RECYCLING (BLUE BIN)

CARDBOARD, GLASS, ALUMINUM,
PLASTIC, PAPER
& PAPER PRODUCTS,
NEWSPAPERS, STEEL CANS

NOT PIZZA BOXES

COMPOST (GREEN BIN & WHITE BUCKET IN
KITCHEN)

FOOD & VEG SCRAPS,
EGG SHELLS, COFFEE GROUNDS,
TEA BAGS

****WHEN WHITE BUCKET IS FULL, EMPTY INTO
GREEN BIN****

GARBAGE BIN (GREY)

ANYTHING THAT DOESN'T GO INTO THE BLUE OR
GREY BIN

STYROFOAM & PIZZA BOXES

Stuff Required by the County of Santa Cruz

- **Fireworks of all kinds are illegal in Santa Cruz County.**
- **Any and all illegal behavior is prohibited on the property and is cause for immediate termination of the rental contract.**
- **No more than 10 people over the age of 8 years may occupy the house.**
- **No more than 5 cars are allowed. All cars must be parked in the driveway unless other arrangements have been made.**
- **Quiet hours are between 10:00 pm and 8:00 am**
- **No events, weddings, outdoor parties, illegal behavior or disturbances are allowed**
- **All outdoor trash must be covered. Please use the bins on the far side of the driveway for trash. The green bin is for organic waste, the blue for recyclables and the grey for trash. It's important in this rural area that the lids are ALWAYS completely closed otherwise the coyotes, raccoons, crows and other varmints will make a mess.**
- **Trash must be put out for collection on Thursdays (see house manual section for specific location instructions).**
- **No use of equipment requiring more than standard household electrical current at 110 volts or activities that produce noise, dust, odor, or vibration detrimental to occupants of adjoining dwellings is allowed within the hosted rental.**
- **Noise: Chapter 8.30 of the Santa Cruz County Code states:**

8.30.010 Offensive noise.

(A) No person shall make, cause, suffer, or permit to be made any offensive noise.

(B) "Offensive noise" means any noise which is loud, boisterous, irritating, penetrating, or unusual, or that is unreasonably distracting in any other manner such that it is likely to disturb people of ordinary sensitivities in the vicinity of such noise, and includes, but is not limited to, noise made by an individual alone or by a group of people engaged in any business, activity, meeting, gathering, game, dance, or amusement, or by any appliance, contrivance, device, tool, structure, construction, vehicle, ride, machine, implement, or instrument.

(C) The following factors shall be considered when determining whether a violation of the provisions of this section exists:

(1) Loudness (Intensity) of the Sound.

(a) **Day and Evening Hours.** For purposes of this factor, a noise shall be automatically considered offensive if it occurs between the hours of 8:00 a.m. and 10:00 p.m. and it is:

(i) **Clearly discernible at a distance of 150 feet from the property line of the property from which it is broadcast; or**

(ii) **In excess of 75 decibels at the edge of the property line of the property from which the sound is broadcast, as registered on a sound measuring instrument meeting the American National Standard Institute's Standard S1.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters, or an instrument which provides equivalent data.**

EXHIBIT E

A noise not reaching this intensity of volume may still be found to be offensive depending on consideration of the other factors outlined below.

(b) Night Hours. For purposes of this factor, a noise shall be automatically considered offensive if it occurs between the hours of 10:00 p.m. and 8:00 a.m. and it is:

(i) Made within 100 feet of any building or place regularly used for sleeping purposes; or

(ii) Clearly discernible at a distance of 100 feet from the property line of the property from which it is broadcast; or

(iii) In excess of 60 decibels at the edge of the property line of the property from which the sound is broadcast, as registered on a sound measuring instrument meeting the American National Standard Institute Standard S1.4-1971 (or more recent revision thereof) for Type 1 or Type 2 sound level meters, or an instrument which provides equivalent data.

A noise not reaching this intensity of volume may still be found to be offensive depending on consideration of the other factors outlined below.

(2) Pitch (frequency) of the sound, e.g., very low bass or high screech;

(3) Duration of the sound;

(4) Time of day or night;

(5) The necessity of the noise, e.g., garbage collecting, street repair, permitted construction activities;

(6) The level of customary background noise, e.g., residential neighborhood, commercial zoning district, etc.; and

(7) The proximity to any building regularly used for sleeping purposes.

(D) Prior to issuing a citation for this section, the responsible person or persons will be warned by a law enforcement officer or other designated official that the noise at issue is offensive and constitutes a violation of this chapter. A citation may be issued if, after receiving the warning, the responsible person(s) continues to make or resumes making the same or similar offensive noise(s) within three months of the warning. Notwithstanding the provisions of subsection (C)(1) of this section, enforcement of violations under this chapter shall not require the use of a sound level meter.

(1) For purposes of this section "responsible person or persons" means a person or persons with a right of possession in the property from which the offensive noise is emanating, including, but not limited to, an owner or a tenant of the property if the offensive noise is coming from private property, or a permittee if the offensive noise is coming from a permitted gathering on public property, or any person accepting responsibility for such offensive noise. "Responsible person or persons" shall additionally include the landlord of another responsible party and the parents and/or legal guardians of a responsible person under the age of 18 years. [Ord. 5255 § 1, 2017; Ord. 5205 § 1, 2015; Ord. 4001 § 1, 1989].

8.30.020 Subsequent offense within 48 hours.

Any person who violates any section of this chapter and is cited for such a violation, and who within 48 hours after receiving such a citation again violates the same section, is guilty of a misdemeanor. A person is cited

EXHIBIT E



Laura J. Bowers, CPA
Chief Deputy Auditor-Controller

COUNTY OF SANTA CRUZ
OFFICE OF THE
AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR

Government Center
701 Ocean Street, Room 100
Santa Cruz, CA 95060



(831) 454-2684
Fax: (831) 454-2660
Laura.Bowers@santacruzcounty.us

COUNTY OF SANTA CRUZ

EDITH DRISCOLL
CONTROLLER-TREASURER-TAX COLLECTOR
STREET, SUITE 100, SANTA CRUZ, CA 95060-4073
(831) 454-2500 FAX (831) 454-2660

March 11, 2019

RE: 20 Pleasant Heights Drive Aptos CA 95003

To whom it may concern:

20 Pleasant Heights Drive, Aptos CA 95003 is listed exclusively on AirBNB, and as such, AirBNB has remitted all applicable transient occupancy tax to the County of Santa Cruz, in accordance with the AirBNB agreement with the County of Santa Cruz. Please call Grant Winter at 831-454-2662 if you have any questions about this.

Sincerely,

Laura Bowers
Chief Deputy Auditor-Controller

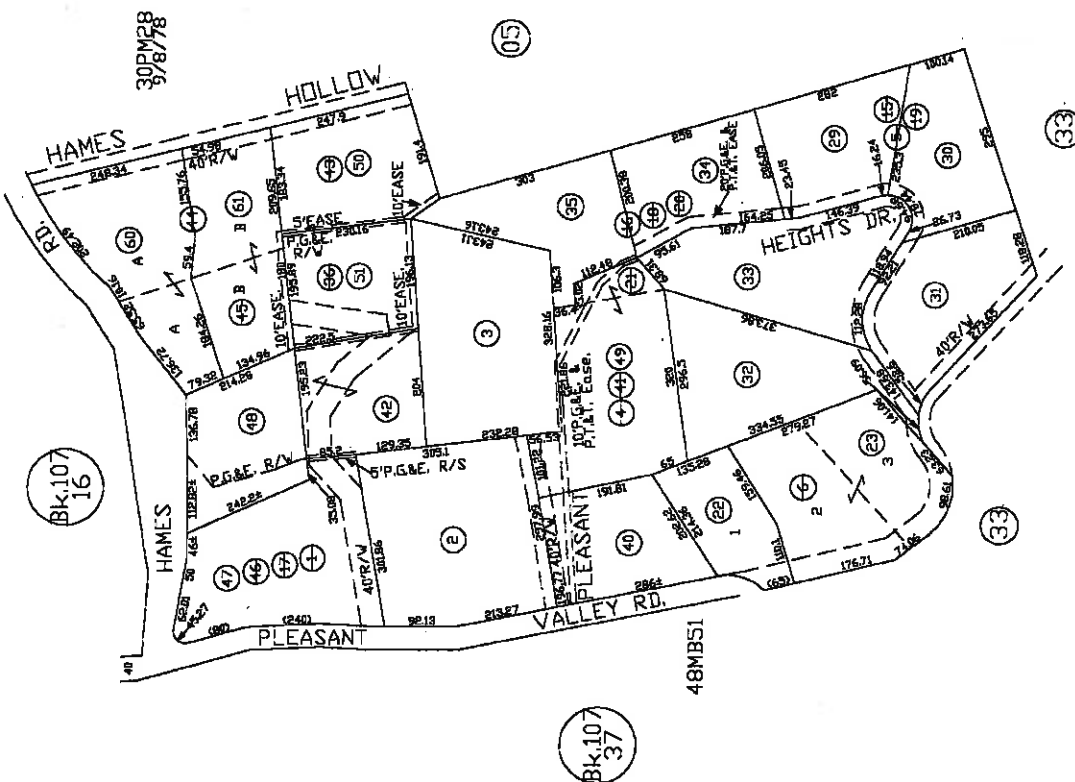
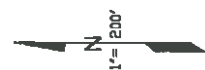
EXHIBIT F

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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Tax Area Code
69-265

108-27



Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 108-27
County of Santa Cruz, Calif.
March, 1997

LANDS OF
JAMES H. DUMOND
48MB51 3/6/68

REV 3/19/97 (Part to 108-33) M
REV 4/9/98 CB (Tax Consolidation)
REV 10/10/01 MVM (changed page refs.)
REV 3/20/02 MVM (est names)

EXHIBIT G

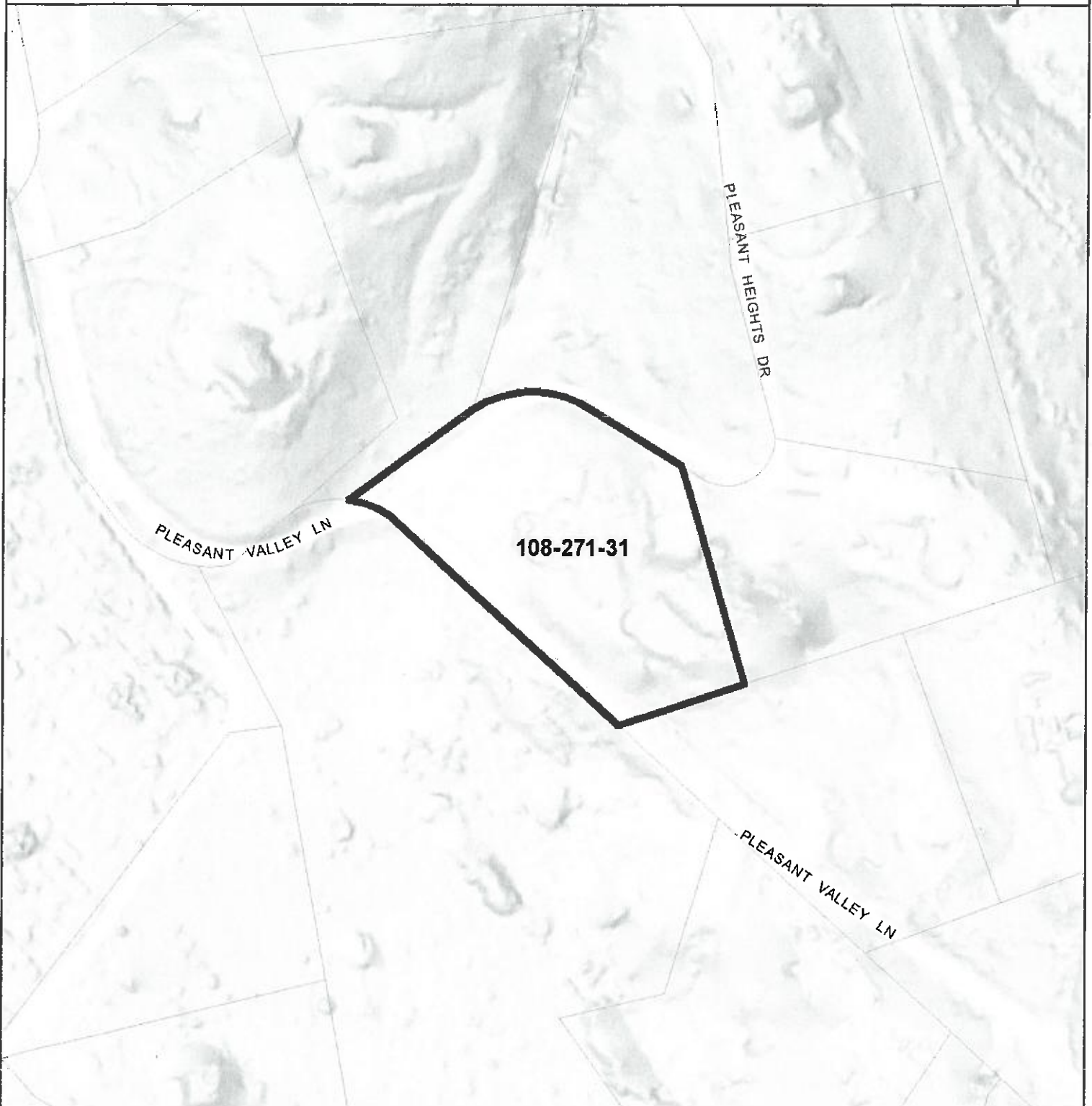


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map



Mapped
Area



Parcel: 10827131



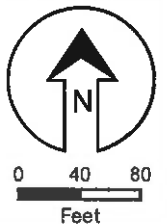
Study Parcel



Assessor Parcel Boundary

Map printed: 28 Mar. 2019

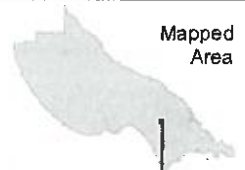
EXHIBIT G



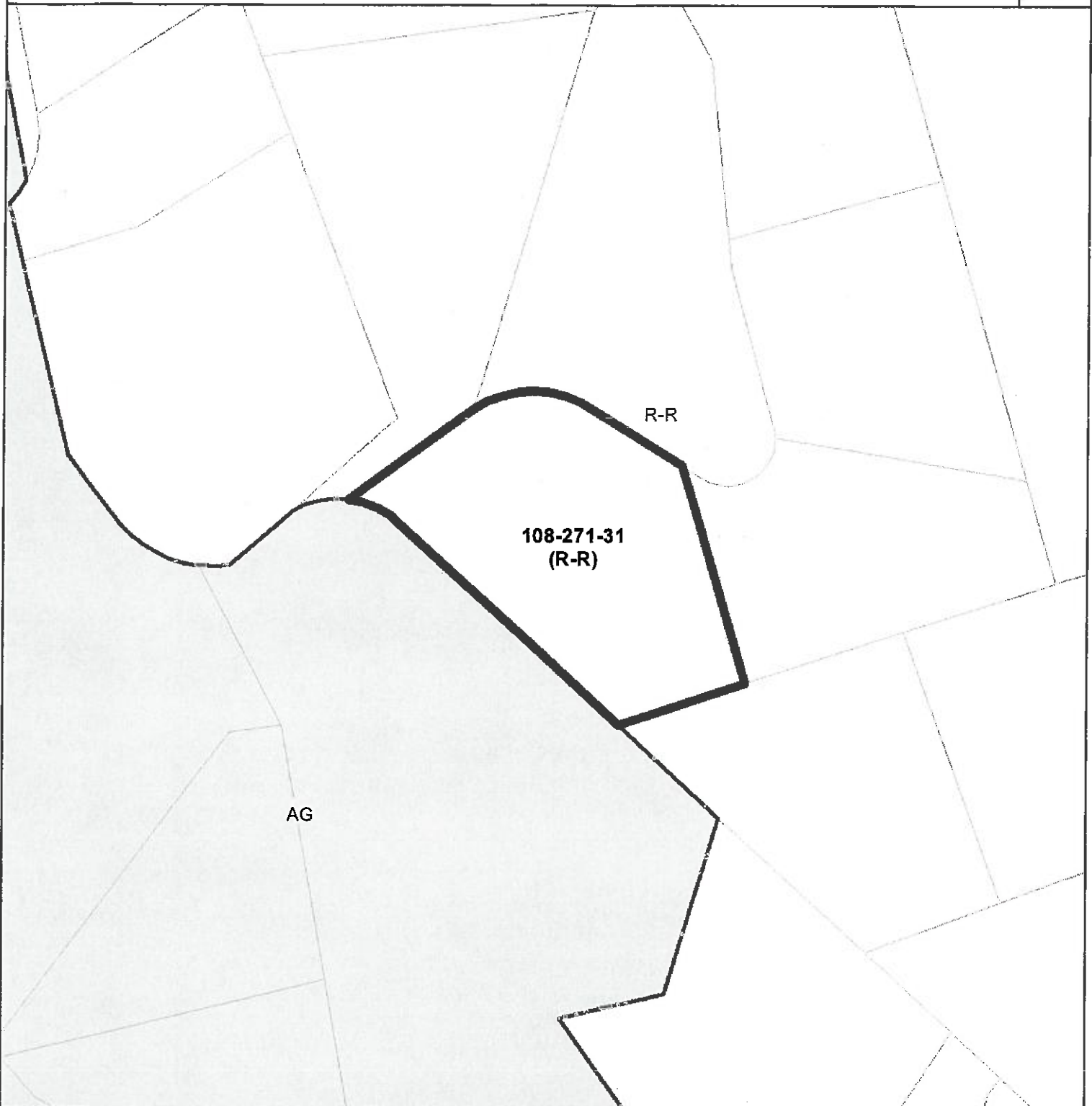


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel General Plan Map



Mapped
Area



-  AG *Agricultural*
-  R-R *Residential Rural*

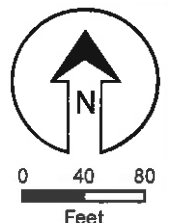
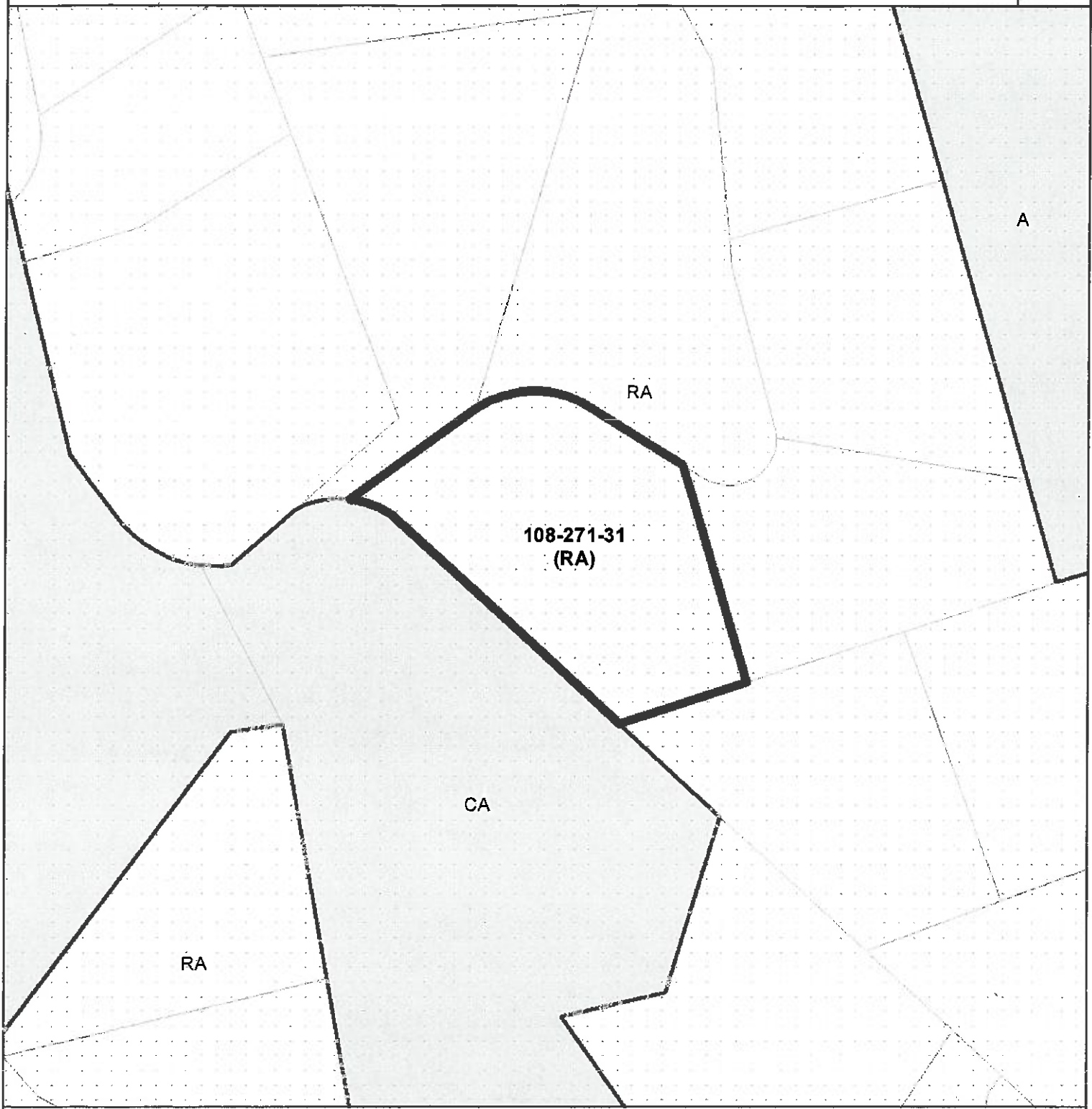


EXHIBIT G



SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



- A Agriculture
- CA Commercial Agriculture
- RA Residential Agricultural

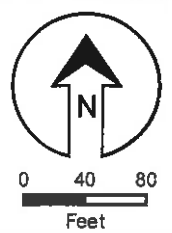


EXHIBIT C