



Staff Report to the Zoning Administrator

Application Number:
221143

Applicant: O'Neal Vacation Rentals
Owner: John & Shawna Griffith
APN: 033-152-07
Site Address: 4525 Opal Cliff Drive, Santa Cruz CA 95062

Agenda Date: April 7, 2023
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description:

Proposal to establish a new four-bedroom vacation rental. Requires a Level V Vacation Rental Permit and a determination that the project is exempt from further review under CEQA.

Location: Property is located on the north side of Opal Cliff Drive (4525 Opal Cliff Drive) approximately 300 feet northeast of the intersection with Court Drive in the Live Oak Planning Area.

Permits Required: Vacation Rental Permit

Supervisory District: First District (District Supervisor: Manu Koenig)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221143, based on the attached findings and conditions.

Project Description & Setting

Project site is located on the north side of Opal Cliff Drive in the Live Oak Planning Area, directly across from the entrance to "Privates Beach" Park. The parcel has a double frontage with access from both Opal Cliff Drive and Portola Drive. The neighborhood is comprised of relatively small parcels (between 2000 and 7000 square feet in size) developed with modest to large single-family dwellings.

Project site is developed with a two story, four-bedroom single-family dwelling built in 2001. The current configuration of the house was the result of obtaining a Coastal Development Permit (00-0102) approved in 2000 and a Building Permit (0038242H-00127280) finalized in 2001. 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.

Zoning & General Plan Consistency

The subject property is an approximately 7100 square foot lot, located in the R-1-5 (Single-Family Residential) 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-UM (Urban Medium Density Residential) General Plan designation.

Vacation rentals within residential structures are permitted within the R-1-5 zone district, and the operation of the vacation rental is required to comply with all requirements of the vacation rental ordinance.

The property is located within the Live Oak Designated Area, in which a total of 262 vacation rental permits may be issued and 20% of the Block may be occupied by a vacation rental. There is capacity in both the Designated Area and the Block to accommodate issuance of this permit.

Parking

The provided parking will meet the requirements of SCCC 13.10.694(D)(2)(c)(iv) B. Pursuant to this Code Section, parking for vacation rentals is limited to the number of on-site parking spaces. A minimum of one on-site space is required for vacation rentals containing one or two bedrooms and a minimum of two on-site spaces is required for rentals containing three or more bedrooms. Guests are also allowed to park one additional off-site vehicle in the vicinity of the vacation rental but shall not have any exclusive or assigned use of any available street parking. The subject dwelling is comprised of four bedrooms; therefore, two on-site parking spaces are required. Two parking spaces are available in the driveway accessed from Opal Cliff Drive, and approximately eight parking spaces are available in the driveway and garage accessed from Portola Drive. The available parking exceeds the parking requirements of SCCC 13.10.694(D)(2).

Permit Expiration

Pursuant to SCCC 13.10.694(D), vacation rental permits expire the same month and day five years subsequent to the date of issuance of the Vacation Rental/Renewal Permit; therefore, the date of expiration of this permit is April 7th, 2028.

Emergency Contact

O'Neal Vacation Rentals, located at 1451 Branciforte Drive in Santa Cruz, have been designated as the 24-hour contact for the vacation rental. This location is within the required 30-minute response radius from the proposed vacation rental property.

To date, staff has not received any public comment regarding this application.

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 **221143**, 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.sccoplanning.com

Report Prepared By: John Hunter
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3170
E-mail: John.Hunter@santacruzcounty.us

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information

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: 221143

Assessor Parcel Number: 033-152-07

Project Location: 4525 Opal Cliff Drive, Santa Cruz CA 95062

Project Description: Operate a new four-bedroom residential vacation rental

Person or Agency Proposing Project: John & Shawna Griffith

Contact Phone Number: (831) 234-1296

- 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. X **Categorical Exemption**

F. Reasons why the project is exempt:

Class 1 – Existing Facilities: Conversion of an existing single family residence, to a short term residential vacation rental, will not result in environmental impacts in that a vacation rental use is synonymous with a residential use.

Class 3-Conversion of Small Structures: Conversion of the existing single family residence, to allow for short term vacation rental use, will not result in modifications to the existing, legally constructed residential structure.

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

John Hunter, Project Planner

Date: _____

Development Permit Findings

1. That the proposed location of the vacation rental 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, 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 residential vacation rental is located in an existing residential structure in an area designated for residential uses and is not encumbered by physical constraints to development. The residential vacation rental will comply with 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 insure the optimum in safety. In addition, the vacation rental standards address noise, occupancy, and parking to ensure that there are no detrimental effects of the vacation rental.

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 will be consistent with all pertinent County ordinances, including the vacation rental ordinance, and the purpose of the R-1-5 zone district as the primary use of the property will be a residential vacation rental dwelling that meets 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 R-UM land use designation 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.

A specific plan has/has not been adopted for this portion of the County.

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 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 because the short term rental occupancy of a residence does not change the type of use within the dwelling and, further, guest celebrations that result in temporary increased traffic can occur with both non-vacation rental residential use and vacation rental use.

5. That the proposed vacation rental 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 can include celebrations that result in temporary increase in vehicles and building occupancy.

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.

Pursuant to County Code Section 13.11.040, the proposed residential use is exempt from the Design Review Ordinance.

Conditions of Approval

Exhibit D: Project plans, prepared by Russell J Short, dated 02/04/2000.

- I. This permit authorizes the operation of a vacation rental, as indicated on the approved Exhibit "D" for this permit. 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 G).
 - B. Issuance of this permit shall not imply approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term "new development" shall include, but is not limited to, fencing, patios, and accessory structures. The term "use" shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.
 - C. The maximum, overnight occupancy of the vacation rental shall not exceed 10 people (two per bedroom, plus two additional people, children under eight not counted).
 - D. The maximum number of vehicles associated with the overnight occupants shall not exceed 11 (number of on-site parking spaces, plus one additional non-exclusive on-street parking space).
 - E. 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).
 - F. 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.
 - G. 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).

- H. Fireworks are illegal in Santa Cruz County and prohibited at the vacation rental.
- I. 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.
- J. 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.
- 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. Permits for vacation rentals shall expire five years from the date of approval. To continue in operation as a legal vacation rental, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date. Vacation rental permits are non-transferable and become void when a property transfer triggers reassessment.
- M. A violation of any of the requirements to obtain a vacation rental permit may be grounds for denial of a new vacation rental permit application. Further, violations of vacation rental regulations, or of any other provision of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing vacation rental permit after consideration at a Level V public hearing by the Zoning Administrator (or by the Planning Commission upon referral).
- N. If more than two significant violations occur on a vacation rental property within a 12-month period, a permit shall be noticed for a Level V public hearing to consider permit revocation. "Significant violations" are: citations for violation of Chapter 8.30 SCCC (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable to the vacation rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of vacation rentals; delinquency in payment of transient occupancy taxes, fines, or penalties; non-responsive property management, including failure by the local property manager to respond to calls within 60 minutes; and failure to maintain signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a vacation rental permit for the same parcel without prior consent of the Board of Supervisors.

- O. 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. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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 effective date listed below unless the property is not rented.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Expiration Date: (If Not Rented): _____

Lezanne Jeffs
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.

Parcel Information

Services Information

Urban/Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central
Drainage District:	NA

Parcel Information

Parcel Size:	7100. square feet (0.16 acre)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Opal Cliff Drive/Portola Drive
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-5 (Single-Family Residential)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Technical Reviews: None

Environmental Information

XX (if an environmental review document has been prepared, delete the table and include the following language referencing that document): An Initial Study has been prepared (Exhibit XX) that addresses the environmental review associated with this application.

Geologic Hazards:	Not mapped/no physical evidence on site
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
Archeology:	Not mapped/no physical evidence on site

TRANSMITTAL FORM

Date: _____

To: Project File

Project Planner: _____

Application #: _____

PLEASE COMPLETE THE ITEMS CHECKED BELOW:

- ☐ Make ____ copies of the attached documents; distribute as follows:
 - ☐ Mail copies to: ☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)
- ☐ Place copy of final staff report/conditions in the Project Listing by APN folder on the shared drive
- ☐ Send copy of CEQA notice to the Clerk of the Board:
 - ☐ Notice of Exemption (include copy of application form indicating COB fee payment)
- ☐ Special instructions:
 - ☐ Send attached exhibit(s) to:
 - ☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)
 - ☐ Send attached recordable documents to:
 - ☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)
 - ☐ _____
 - ☐ _____

Completed by: _____
(staff) (date)

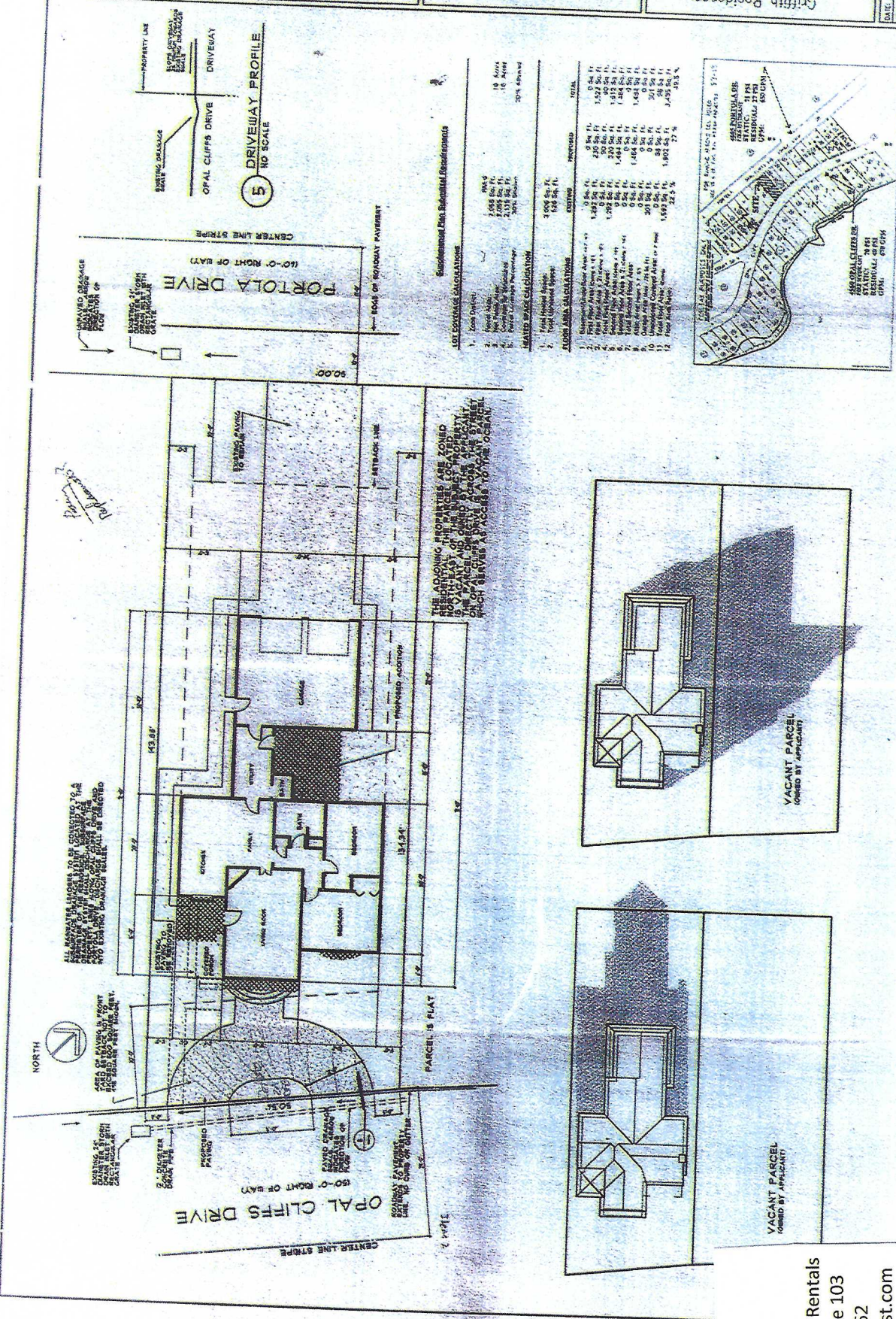
4/13

sjeangriff@gmail.com

#2010-0102

DATE: 2-4-00	
SAMPLE AB NORTHO	
UNARMED RJR	
JOB NO.: 1408	
SHEET	
OF	SHEETS

Russell J. Short - Architect
Architecture and Planning



North

Floor Plan

APN #: 033-15-207

Applicant:

Liz Pickart

Beachnest Vacation Rentals

180 7th Avenue, Suite 103

Santa Cruz, CA 95062

lizpickart@beachnest.com

831.722.0888 phone

Owner:

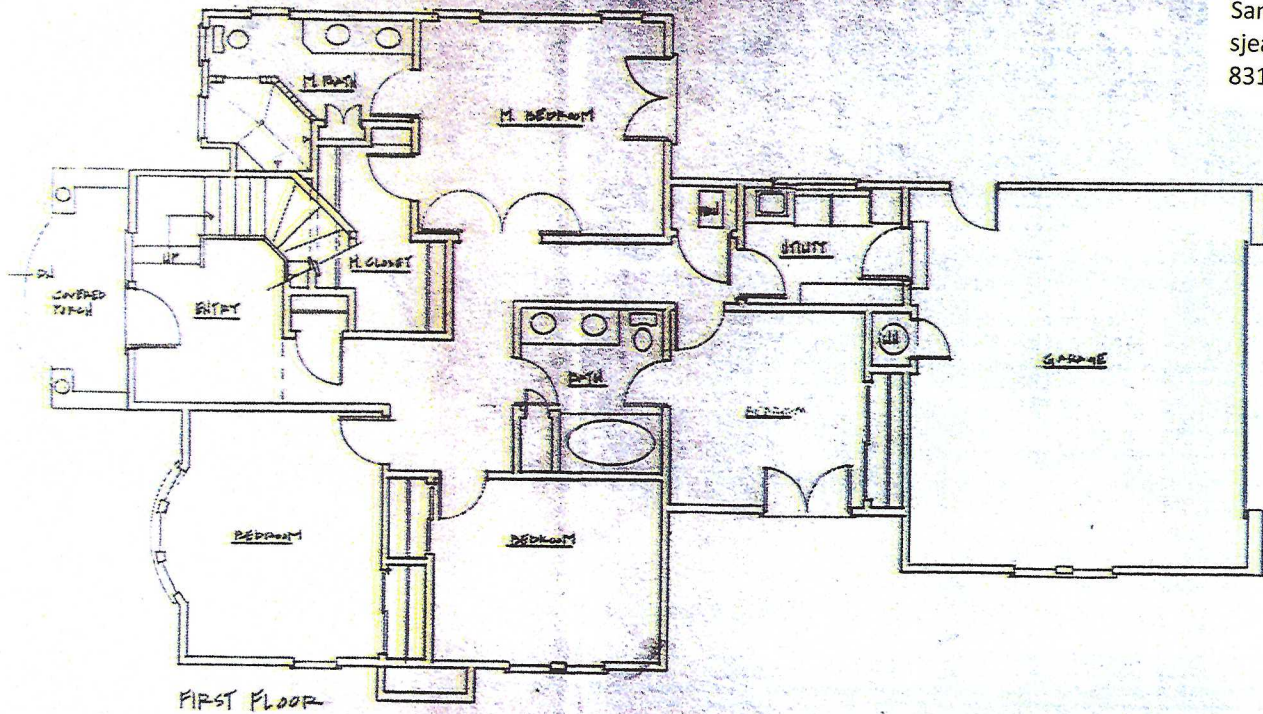
John and Shawna Griffith

4525 Opal Cliff Drive

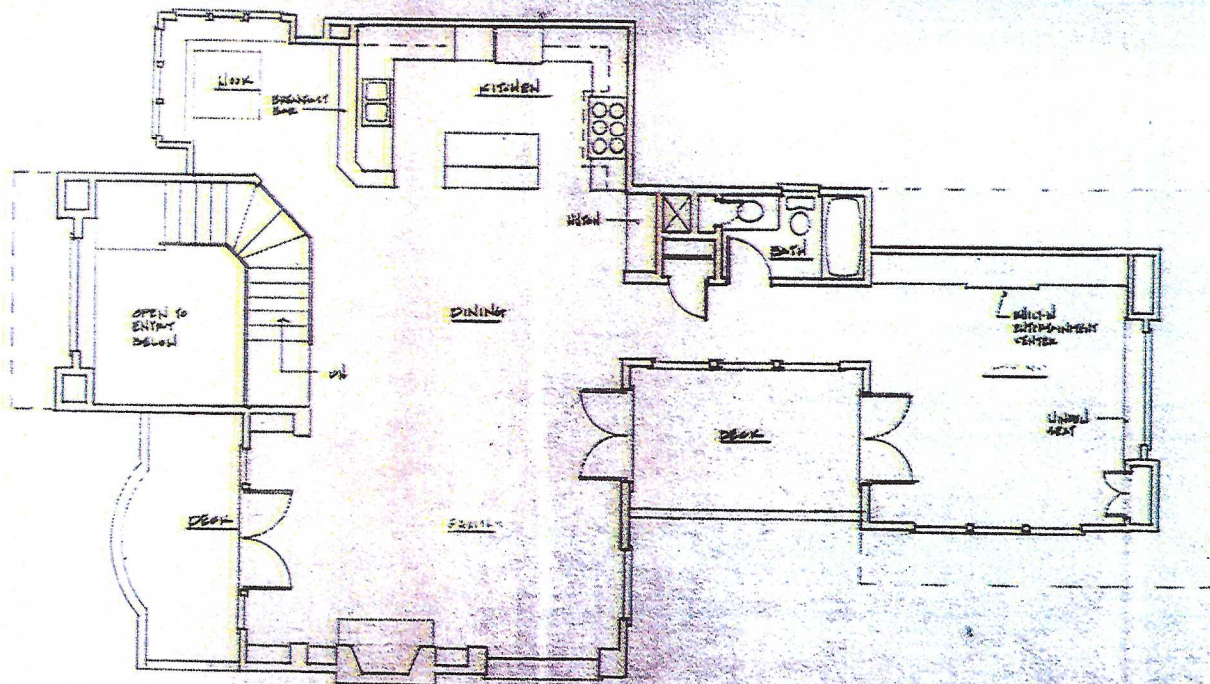
Santa Cruz, CA 95062

sjeangriff@gmail.com

831-234-1296 phone



FIRST FLOOR



SECOND FLOOR

PRELIMINAR

7/16

FOR TAX PURPOSES ONLY

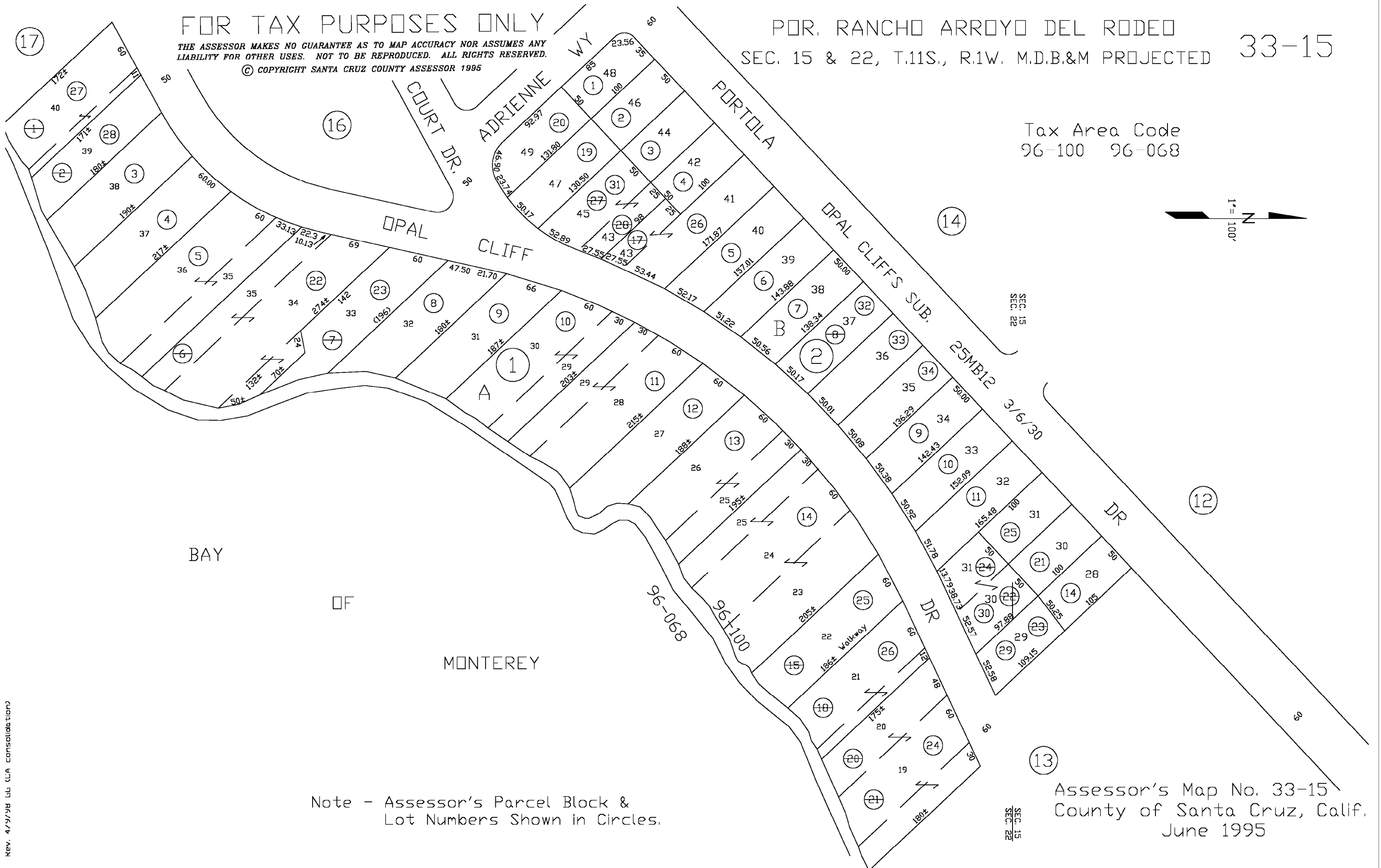
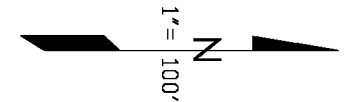
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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POR. RANCHO ARROYO DEL RODEO
SEC. 15 & 22, T.11S., R.1W. M.D.B.&M PROJECTED

33-15

Tax Area Code
96-100 96-068

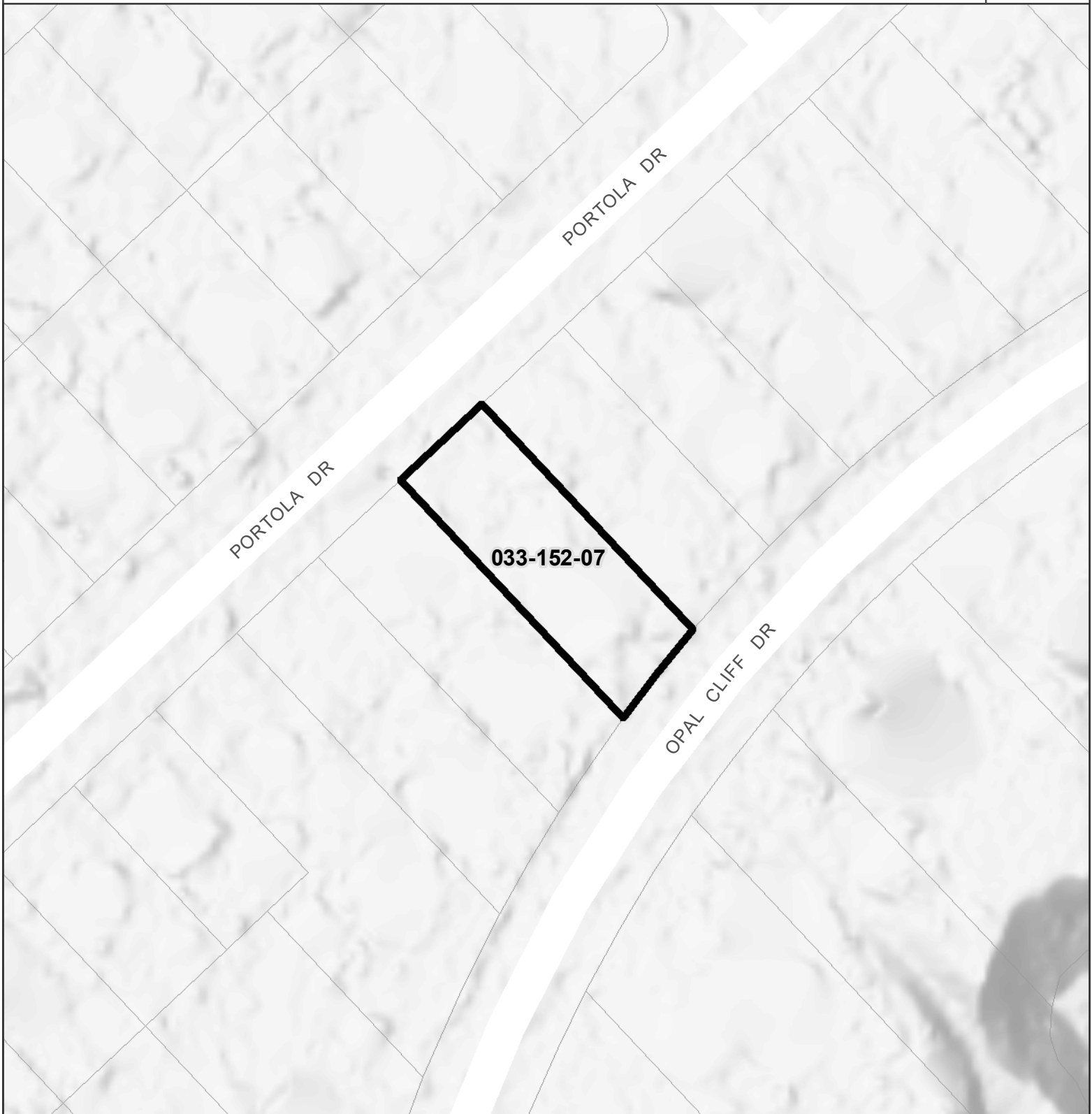


Note - Assessor's Parcel Block &
Lot Numbers Shown in Circles.



Assessor's Map No. 33-15
County of Santa Cruz, Calif.
June 1995

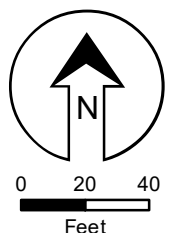


Parcel Location Map



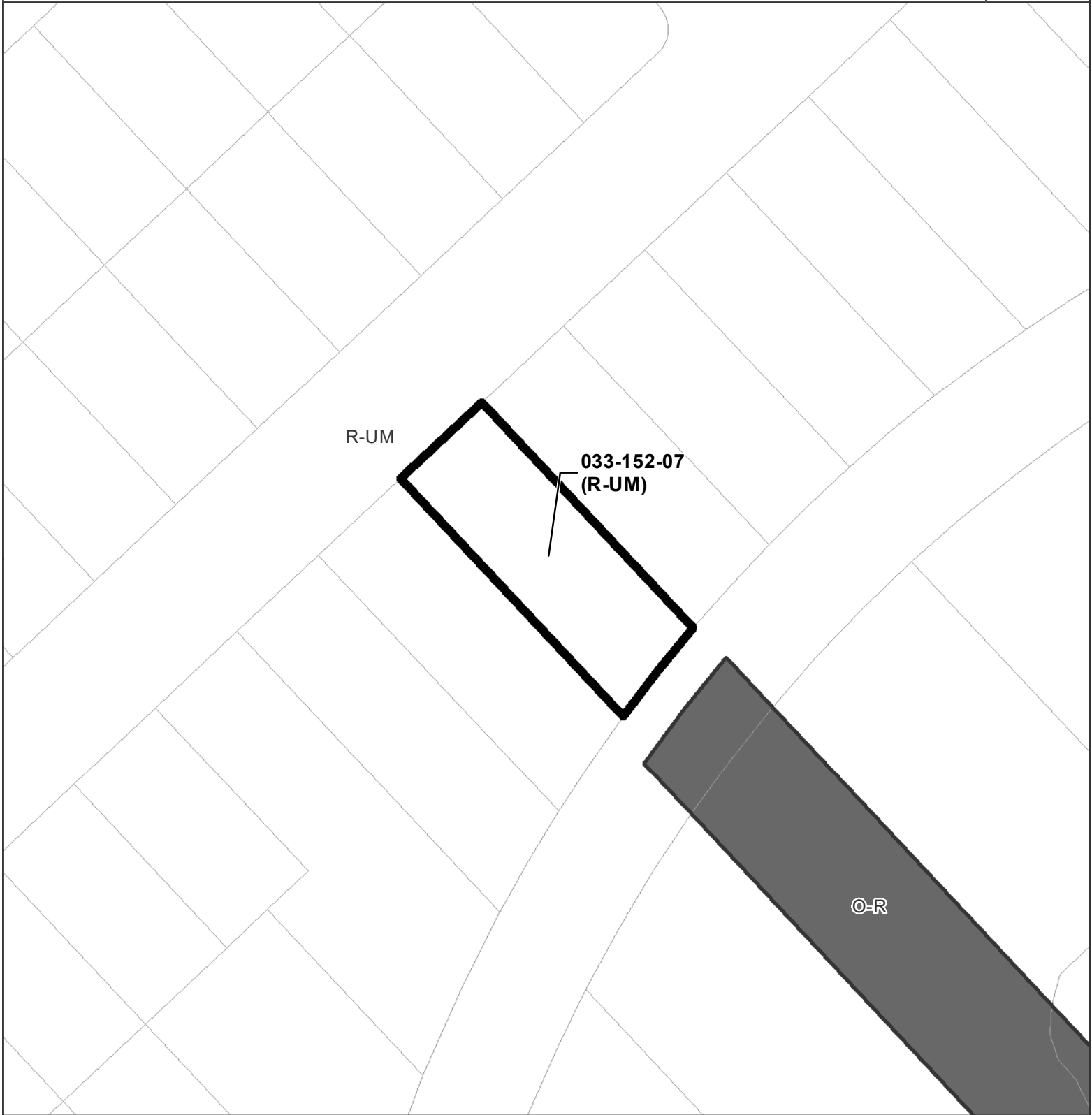
Parcel: 03315207



-  Study Parcel
-  Assessor Parcel Boundary

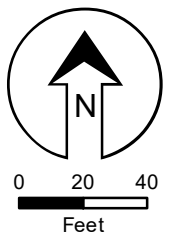




Parcel General Plan Map

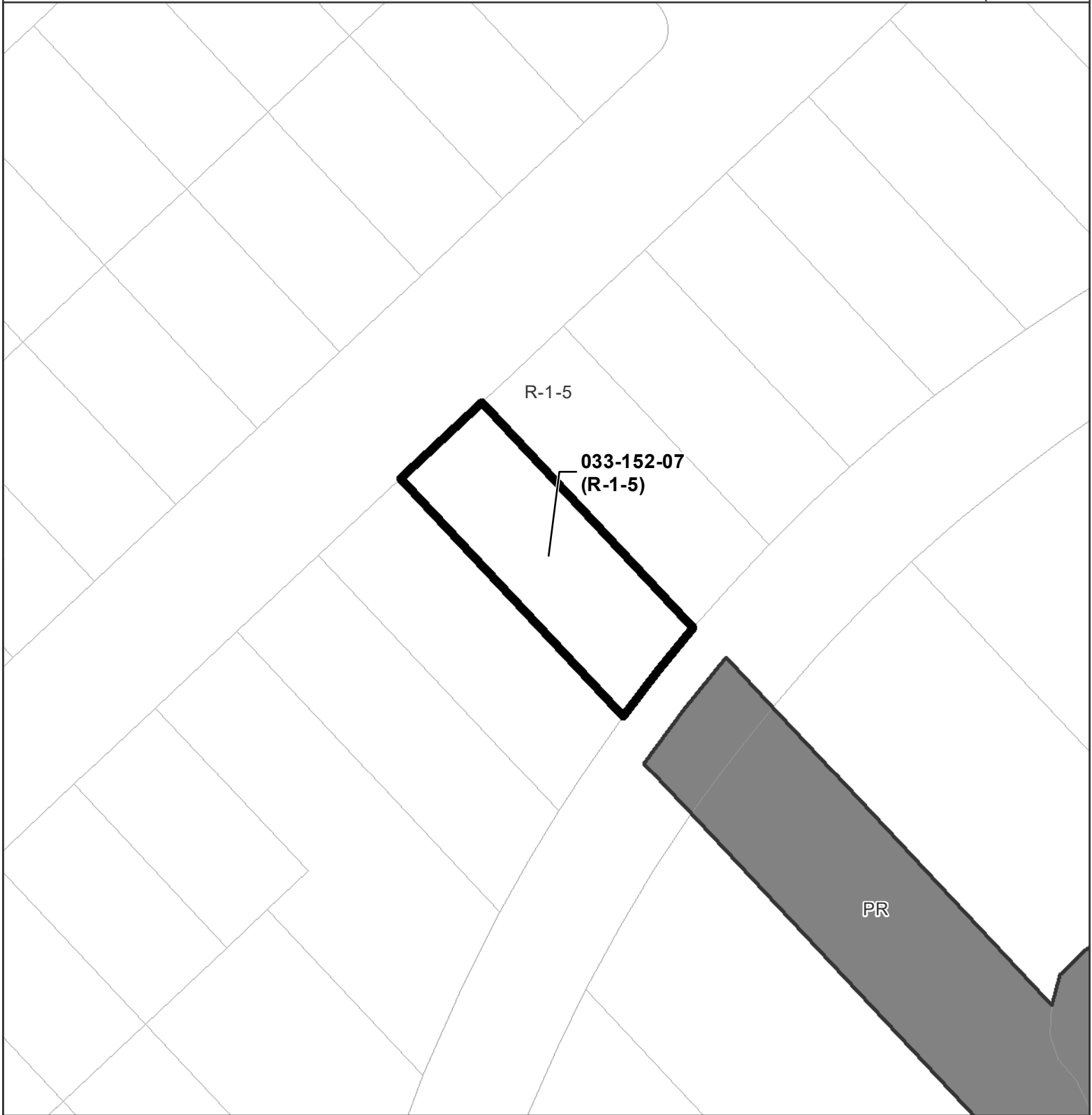




-  O-R *Parks, Recreation & Open Space*
-  R-UM *Res. Urban Medium Density*

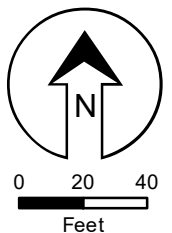




Parcel Zoning Map



-  PR *Parks, Recreation, & Open Space*
-  R-1 *Single-Family Residential*



Parcel Information

Services Information

Urban/Rural Services Line:	<u>X</u> Inside ___ Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire
Drainage District:	NA

Parcel Information

Parcel Size:	7100.2800
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Opal Cliff Drive/Portola Drive
Planning Area:	Live Oak
Land Use Designation:	R-UM (Urban Medium Density Residential)
Zone District:	R-1-5 (Single-Family Residential)
Coastal Zone:	<u>X</u> Inside ___ Outside
Appealable to Calif. Coastal Comm.	___ Yes <u>X</u> No

Technical Reviews: None

Environmental Information

XX (if an environmental review document has been prepared, delete the table and include the following language referencing that document): An Initial Study has been prepared (Exhibit XX) that addresses the environmental review associated with this application.

Geologic Hazards:	Not mapped/no physical evidence on site
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
Archeology:	Not mapped/no physical evidence on site



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): 03315207

(APNs MAY BE OBTAINED FROM THE ASSESSOR'S OFFICE AT (831) 454-2002)

Street Address: 4525 Opal Cliff Drive

Applicant Information (Complete only if different from Owner Information)

NAME: Liz Pickart/Beachnest Vacation Rentals

MAILING ADDRESS: 180 7th Avenue, Suite 103

CITY/STATE Santa Cruz, CA

ZIP 95062

PHONE NO. (831) 722-0888

CELL PHONE NO. (831) 722-0888

EMAIL: lizpickart@beachnest.com

Owner Information

NAME: John and Shawna Griffith

MAILING ADDRESS: 4525 Opal Cliff Drive

CITY/STATE Santa Cruz, CA

ZIP 95062

PHONE NO. (831) 234-1296

CELL PHONE NO. (831) 234-1296

EMAIL: sjeangriff@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.

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24-HOUR CONTACT

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

NAME: Liz Pickart/Beachnest Vacation Rentals

MAILING ADDRESS: 180 7th Avenue, Suite 103

CITY/STATE Santa Cruz, CA

ZIP 95062

PHONE NO. (831) 722-0888

CELL PHONE NO. (831) 588-6779

EMAIL: lizpickart@beachnest.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**

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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

Date

Certified Home Inspector

License #

Date

County Building Inspector

Date

6-1-2022

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

6/1/2022

Date

4/16



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

OWNER-AGENT APPROVAL FORM

For persons other than the owner who wish to obtain a building, development or other permit, owner approval is required. This is the County's authorization to issue a permit to the agent listed below:

Agent: **Name:** Liz Pickart/Beachnest Vacation Rentals
Address: 180 7th Avenue, Suite 103
City: Santa Cruz
State/Zip Code: CA 95062
Telephone: (722-6) 722-0888
Email: lizpickart@beachnest.com

Owner: **Name:** John and Shawna Griffith
Address: 4525 Opal Cliff Drive
City: Santa Cruz
State/Zip Code: CA 95062
Telephone: (234-1) 234-1296
Email: sjeangriff@gmail.com

6/1/22
Date:

Shawna Griffith / JP
Signature of Owner

033-15-207
Assessor's Parcel Number(s)

4525 Opal Cliff Drive
Project Location

Note: One Owner-Agent form will be required for each permit required. In the case where there is more than one owner of a parcel, the owner signing this form represents that he/ she has the consent from all other owners of the parcel. For development permits, by signing this form, the owner is authorizing the agent to legally bind the owner to responsibility for payment of the County's cost for inspections and all other actions related to noncompliance with permit conditions. The agent will be required to provide the department with proof of service by mail, that the owner was mailed a copy of the executed acceptance of permit conditions. Finally, by signing this form, the owner is designating the agent as their Agent for Service of Process for all matters relating to this application.

****Any refunds will be made to whomever made the payment**

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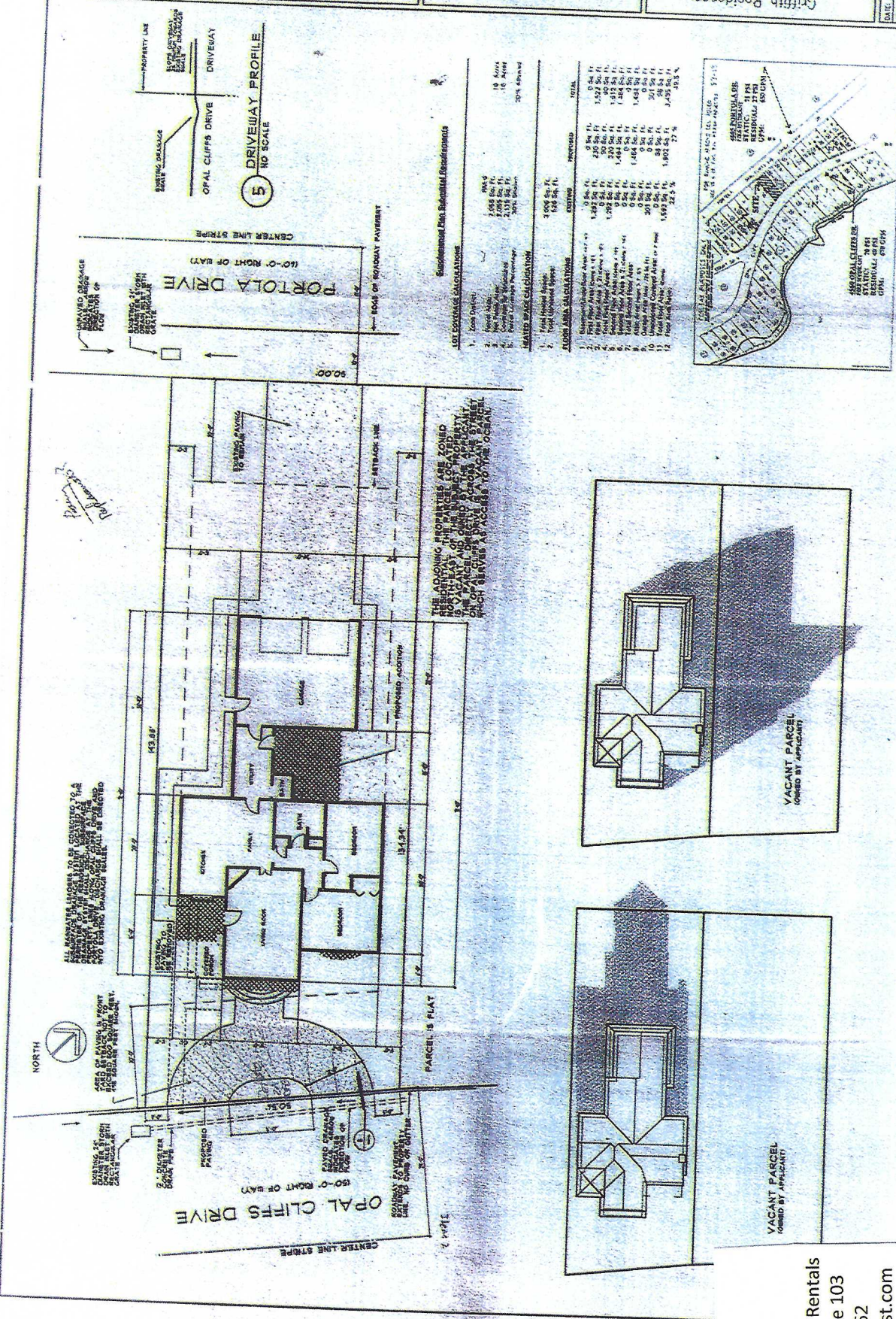
25 14

sjeangriff@gmail.com

#2010-0102

DATE: 2-4-00	STATE: ALABAMA	LOCAL: 12345	STREET: 12345
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Russell J Short - Architect
Architecture and Planning



North

Floor Plan

APN #: 033-15-207

Applicant:

Liz Pickart

Beachnest Vacation Rentals

180 7th Avenue, Suite 103

Santa Cruz, CA 95062

lizpickart@beachnest.com

831.722.0888 phone

Owner:

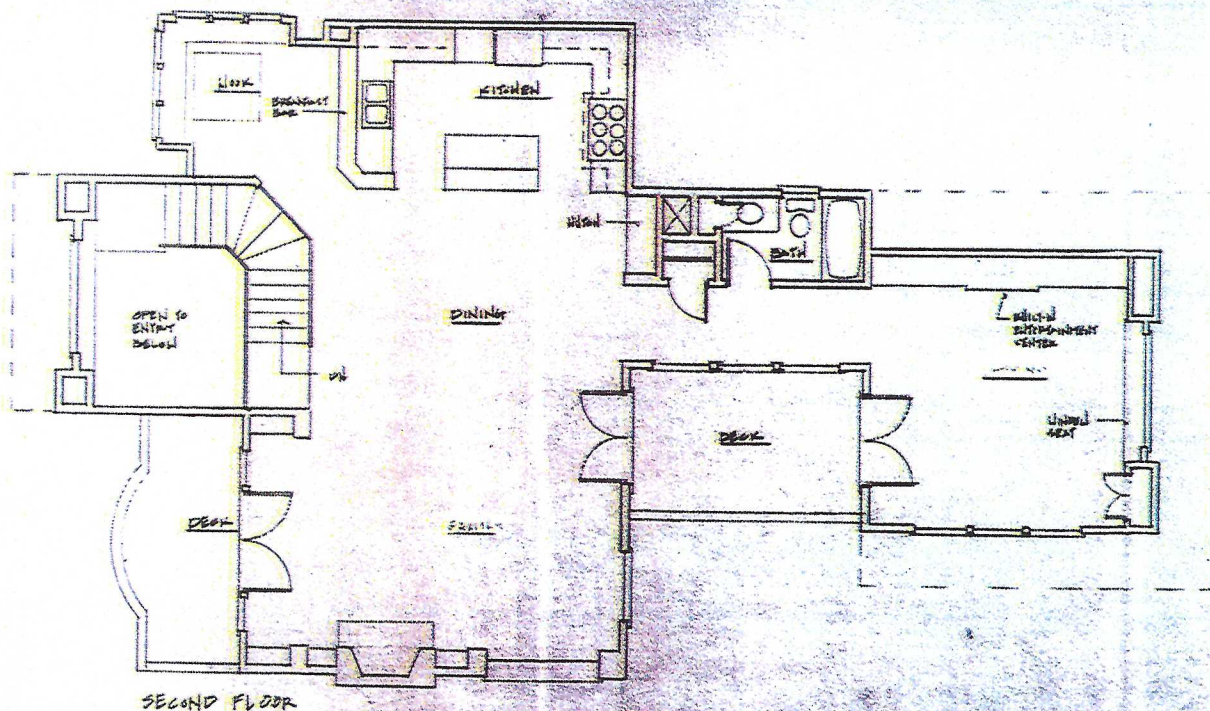
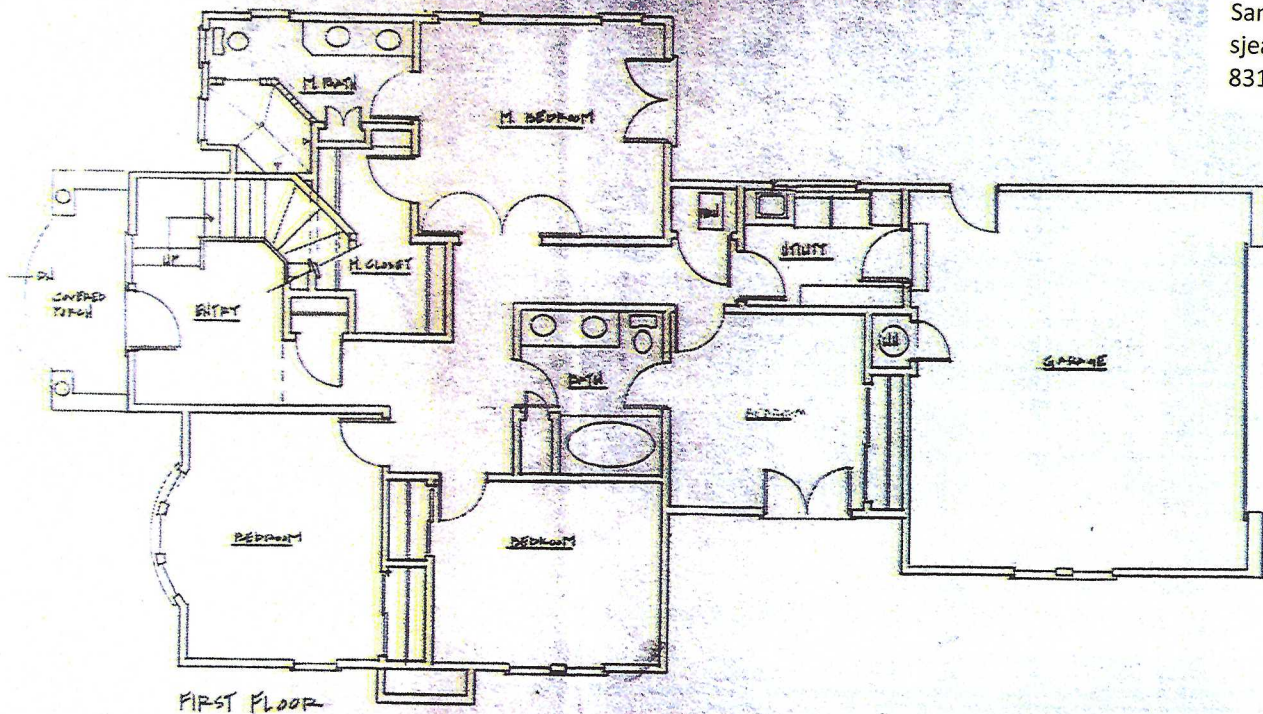
John and Shawna Griffith

4525 Opal Cliff Drive

Santa Cruz, CA 95062

sjeangriff@gmail.com

831-234-1296 phone



PRELIMINAR

7/16

**PRIVATES BEACH HOUSE
VACATION RENTAL AGREEMENT AND INFORMATION SHEET**

This Vacation Rental Agreement ("Agreement") is made by and between _____ ("Occupant") and JLP Enterprises, Inc. dba: Beachnest Vacation Rentals ("Beachnest"), the duly authorized agent of the owner of the below described premises ("Owner"). All policies are strictly enforced. It is the responsibility of all guests and members of their party to be familiar with all policies pertaining to the rental.

OCCUPANT AGREES AS FOLLOWS:

1. Premises:

Occupant rents, for vacation purposes only, the furnished real property and improvements described as: "PRIVATES BEACH HOUSE" located at 4525 OPAL CLIFF DRIVE situated in SANTA CRUZ, County of SANTA CRUZ, California 95062 ("Premises").

2. Arrival and Departure:

Occupant will arrive _____ at 4:00 P.M. ("Arrival Date"), and will depart _____ at 10:00 A.M. ("Departure Date"). An early check in time of 1:00pm may be arranged for \$75.00, pending other reservations and the housekeeping schedule. Please contact us within 24 hours of your arrival to make these arrangements. Check-ins earlier than 1pm for the same day will be charged a half day's rate. Your prompt departure at 10 am is appreciated so we can prepare the property for incoming guests. A later check-out time of 1:00 pm may be arranged for \$75.00, pending other reservations and the housekeeping schedule. Late check-outs past 1 pm for same-day will be charged a half day's rate.

3. Authorized Uses and Guests: The Premises are for the sole use as a personal vacation residence by not more than _____ adults and _____ children over the age of 8 years old. The maximum permitted occupancy in this home is 6 people total, including children over 8 years old. Please note that per the County of Santa Cruz ordinance, the number of guests allowed shall not exceed two per legal bedroom plus two additional guests (children under eight years old not counted). No more than 6 persons are permitted on the property at any given time. No exceptions. If a person is not listed below, they are not allowed on the premises. If anyone exceeds the occupancy and is not listed below, you agree to pay a \$1,000.00 per day over occupancy fee, termination of the rental, and eviction of your entire party.

("Authorized Guests").

Name: _____	Age: _____
Name: _____	Age: _____
Name: _____	Age: _____
Name: _____	Age: _____
Name: _____	Age: _____
Name: _____	Age: _____

8/11/16

Occupant's Home Address:

Cell Number:

_____ okay to send text messages ?

Email Address:

_____ okay to add you to our mailing list for
promotions and announcements ?

4. Payments:

_____ **(please initial)** I HAVE READ AND AGREE TO THE LEASE AND
ABOVE PROVISIONS AND AM AT LEAST 25 YEARS OF AGE AND WISH TO MAKE A
RESERVATION.

The occupant agrees to pay the agreed-upon rent, TOT, fees, and terms of this reservation. 50% of the total rental payment is due upon booking, with the balance due 45 days prior to arrival. For rentals booked within 45 days of arrival, the total rent is due upon booking. We can keep the balance payment on the same form of payment that was used to book the initial payment, you can call with a different form of payment, a check can be written or an e-check processed (preferred method of payment). Please note: if paying by e-check or regular check we will waive our 3% credit card processing fee. If no other communication has been received the final payment is automatically charged to the credit card on file 45 days prior to your scheduled arrival date.

The merchant account that processes credit card payments is called
YAPSTONE/Vacation Rent Payment.

5. General Information:

a. Address of Privates Beach House
4525 Opal Cliff Drive
Santa Cruz, CA 95062

b. Property Manager's Contact Information:
Beachnest Property Management & Vacation Rentals
180 7th Avenue, Suite 103
Santa Cruz, CA 95062
(831) 722-0888 office

c. Capacity:

The Premises (or "Privates Beach House") is a two-story, single-family home, with a reverse floor plan that sleeps 6 individuals, as follows:

- Bedroom #1 (master) – downstairs: king-sized bed with en suite bathroom and stall shower with jacuzzi tub
- Bedroom #2 – downstairs: queen-sized bed with en suite bathroom and stall shower
- Bedroom #3 – downstairs: queen-sized bed

There shall be no more than 6 guests permitted on-site at the Premises, at any one time. QUIET TIME is from 10:00 pm to 8:00 am and will be strictly enforced (County Code Section 8.30.010). The Privates Beach House is intended for quiet family enjoyment and special events or parties may not be held without prior written approval from the Owner, or Beachnest. Parties, retreats, and group entertaining for more than 6 guests are not permitted and can be grounds for eviction. If occupancy is found to exceed 6 guests at any time, the occupant agrees to pay a \$2000 fine for violating our policies. No commercial use of this property is permitted. The main guest that has booked this property must reside at this property during the entire rental period. We perform security checks of our homes if we receive complaints from the neighbors or if we observe by video footage that our policies are not being respected. Our policy states that if there is excessive noise or music, partying, general disturbance in the neighborhood or to neighbors, an illegal activity, or evidence of a violation of these policies - we will have our security company assist you in vacating the premises, without any refund and additional charges assessed.

_____ *(please initial)*

Only the Occupant and Authorized Guests are permitted to occupy the Premises. Occupant hereby agrees that if unauthorized usage occurs, Occupant shall pay \$500 per day in addition to the existing rent retroactive from the first day of tenancy forward throughout the term of the tenancy. Because damages resulting from any breach of the occupancy limit would be impracticable and extremely difficult to fix in an actual amount, the liquidated amount of damage described above is presumed to be sustained from any such breach. That sum is agreed on as compensation for the injury suffered by the Owner and Beachnest and not as a penalty.

d. Housekeeping:

PLEASE REMOVE SHOES BEFORE ENTERING THE HOUSE and rinse the sand off before coming inside.

This property is thoroughly cleaned and inspected in between guest reservations. Excessively littered and/or dirty conditions at check out will result in extended housekeeping hours, and extra time will be charged to the credit card on file. Should it be necessary to clean the carpets, remove stains, touch up paint, repair finishes, or replace furnishings, textiles, or housewares – you will be charged for labor, materials, merchandise plus a 20% service and handling fee.

Please follow the departure checklist in the binder and help us provide a seamless transition between guest departure and arrival. Extra cleaning time required by our housekeepers and guests that chose not to follow the departure checklist will be charged an additional \$250 cleaning fee. Cooking Oil and Excess Grease: Please dispose of it properly, and please clean up all spills and splatters from stovetops, walls, floors, and ovens or you will be charged an extra \$100 cleaning fee. During COVID-19, our housekeepers are following CDC guidelines and CAL-OSHA Industry Guidance for Short Term Rentals.

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e. No Smoking or Vaping:

Smoking and/or vaping is not allowed in, about, or anywhere on the Premises. If smoking or vaping does occur on the Premises, the Occupant is responsible for all damage caused by smoking including, but not limited to, stains, burns, odors, and removal of debris. If cigarette butts are found outside or inside the house, you will be charged a \$1000 extra cleaning fee.

f. No Pets:

Pets are not allowed without the prior consent of the owner and/or management company.

If an unauthorized pet is on the Premises the Occupant is responsible for all damage caused by the pet. The presence of undeclared or unauthorized pets in the home will result in a \$1000 undeclared pet fee, as well as possible eviction and forfeiture of pre-paid rents. Pets are strictly forbidden on any of the furniture in the home. Their claws can do extensive damage to furniture, floors, and doors. Dogs are not allowed to be left inside the house unattended and not allowed to scratch at any doors. If excessive dog hair is left inside the home pets, there is an additional \$100 pet hair cleaning fee.

_____ (please initial)

g. Entrance:

Beachnest will provide Occupant access to the Premises.

h. Parking and Garage Access:

There are 2 off-street parking spots that come with a reservation under this Agreement, as well as a garage access for parking or storage.

i. Trash, Compost, and Recycling:

Please place all bins at the curb on Monday night for Tuesday morning pickup. Garbage and recycling must be concealed in closed containers and not allowed to accumulate (County Code Section 7.20.005). Garbage and recycling that is not picked up by weekly pick-up service, due to containers not being brought to the curb, maybe the responsibility of the Occupant, and deductions from the security deposit may be incurred. The occupant is responsible for hauling away any garbage or recycling that is not concealed in containers.

j. Heating and Cooling:

The central heating for the house is controlled using the wall thermostat in the living room, near the garage door. Please turn all thermostats to "off" when not using the heaters on the Premises.

Like most homes in this area, the Premises relies on the sea breeze to cool the Premises. There is no air conditioning provided.

k. Drought Conditions in Santa Cruz County:

Santa Cruz County is in a severe drought and under water restrictions. Please be mindful that the homeowner of the property you are renting is liable for water usage

that is over the allocated usage. Please do not leave the water running indoors or outdoors, and please be mindful of water usage during your stay. _____
please initial

l. Supplies:

The Premises is set up as a furnished vacation rental property. That includes bedspreads, linens, blankets, pillows, bath towels, beach towels, equipped kitchen, TV with cable, wifi, DVD player, and hair dryers. There are also outdoor furnishings and a gas barbeque on site. If there are items one is accustomed to using, such as special cooking utensils/etc. please bring them along.

Beachnest cannot guarantee the provision of soap, shampoo, or other personal items. A starter supply of toilet paper, tissue, and paper towels will be provided, but there is no guarantee that a large enough supply will last throughout a given stay. Additional supplies can be purchased at one of the many markets nearby.

m. Shoes and Sand:

When returning from the beach, please wash the sand from your feet with the outdoor shower, located on the side of the house. Occupant and Authorized Guests are asked to leave their shoes in the entry.

n. Supplies:

The Premises is set up as a furnished vacation rental property. That includes bedspreads, linens, blankets, pillows, bath towels, beach towels, equipped kitchen, TV with cable, wifi, DVD player, and hair dryers. There are also outdoor furnishings and a gas barbeque on site. If there are items one is accustomed to using, such as special cooking utensils/etc. please bring them along.

Beachnest cannot guarantee the provision of soap, shampoo, or other personal items. A starter supply of toilet paper, tissue, and paper towels will be provided, but there is no guarantee that a large enough supply will last throughout a given stay. Additional supplies can be purchased at one of the many markets nearby.

o. Telephones:

There is no house phone on site for incoming and outgoing calls. Please rely on personal cellular phones to make and receive calls.

p. Prohibition of Illegal Activities:

If Occupant or Authorized Guests are found at any time breaking the law through illegal activities taking place at the Premises, they will be asked to vacate immediately and all monies paid will be forfeited. Fireworks are not permitted at any time of year in Santa Cruz County.

q. Alterations:

Occupant shall not make any alterations in or about the Premises including, but not limited to, moving furniture, painting, wallpapering, adding or changing locks, installing antenna or satellite dish(es), placing signs, displays or exhibits, or using screws, fastening devices, large nails or adhesive materials.

r. Lost and Found:

Upon request, we will attempt to locate a lost or forgotten item and will make arrangements to have it returned to you. A handling fee of \$25.00, plus the cost of postage (and insurance, if requested) will be charged. Items left in homes and not claimed after 30 days will be donated to a local charity.

DO NOT REARRANGE THE OWNER'S FURNISHINGS. If it is found following checkout that the owner's furnishings have been rearranged, the occupant agrees to pay a \$1000 fee for violating this policy.

6. Accidental Damage and Protection Policy:

Occupant agrees to pay Management Company an "Accidental Damage Protection Fee" which includes Safely Stay Insurance up to \$10,000 of coverage for contents damage and up to \$100,000 coverage for property damage and bodily injury. Occupant gives permission to SafelyStay, Inc., to verify identity, and check criminal databases in order to confirm this reservation. SafelyStay will send Occupant a form to be completed by email prior to Occupant's check-in date. Complete terms regarding the Trust and Safety coverage can be found at www.safelystay.com/beachnest. The Trust and Safety Fee is refundable only if the reservation is canceled in writing at least twenty-four (24) hours prior to the arrival date. Any deductible or minimum claim amount will be the responsibility of the Guest, and SafelyStay will process using the form of payment on file for the Guest.

7. Condition of Premises:

Occupant shall, on arrival, examine the Premises, all furniture, furnishing, appliances, fixtures, and landscaping, if any, and shall immediately report to Beachnest, in writing, if any are not in operating condition or are in disrepair. Reporting repairs does not give Occupant the right to cancel this Agreement or receive a refund of any payments made.

8. Cancellation & Rescheduling Policy:

Cancellations and reschedules may be made up to 45 days before the first day of the Occupant's reservation. The occupant can credit the full down payment toward another reservation, or we will refund all monies paid less than the \$50.00 booking fee and a \$75.00 Cancellation Fee. Should Occupant wish to cancel a reservation under this Agreement, a notice of cancellation must be in writing (email or fax is acceptable) and received within thirty (45) days prior to the Arrival Date - Beachnest Vacation Rentals will refund all monies paid less than \$50.00 booking fee and a \$75.00 Cancellation Fee.

If cancellation occurs within 45 days of the check-in date, and if the cancellation is not covered by Travel Insurance, the Guest will be held responsible for the entire balance of the rental for the time reserved. Beachnest Property Management & Vacation Rentals is not responsible or liable for monies lost due to cancellation. We strongly encourage all guests to purchase travel insurance in the event of an unforeseen cancellation.

Please visit: www.insuremytrip.com or Rental Guardian, or CSA Travel Protection. In the unlikely event that Beachnest or the Property Owner makes any changes to confirmed reservations, Beachnest will advise you at the earliest possible date and attempt to locate another unit for your stay. Beachnest will also make all reasonable attempts to find Occupant alternate accommodations. Beachnest nor Owner will not

be liable for any of Occupant's damages, other than the return of all payments made by Occupant, arising from such cancellation.

9. Entry by Owner or Agents:

Owners and/or their agents, may enter the Premises for a variety of reasons, including but not limited to maintenance, checking of supplies, retrieval of personal belongings, cleaning, landscaping, furnishing, to verify that the Occupant has complied with the terms of this Agreement, or other reasons. Other than entry for emergencies, the Occupant will be provided with 24-hour written notice as well as contact by cell phone and/or email.

10. Vacate & Forfeiting Rules:

The occupant will be in breach of contract and consequently required to vacate the Premises immediately, forfeiting all rental payments if any of the following occur: (a) fireworks are set off (b) campfires are set up on the property or firepits brought to the property without consent (c) occupancy exceeds the sleeping capacity stated on this Agreement or any addendums thereto (d) smoking is evident in or around the unit (e) using the Premises for any illegal activity including, but not limited to, the possession, serving or consumption of alcoholic beverages by or to persons less than 21 years of age; (f) causing damage to the Premise or to any neighboring properties (g) tents, campers or motor homes are set up at the rental property (h) unit is used as a place of commerce (i) house parties occur (i) more than the maximum number of vehicles is parked on the premises (j) having pets on or in the Premises without previous written consent and knowledge of the Owner or Beachnest; (k) any other acts which interfere with neighbors' right to quiet enjoyment of their property including any loud noises from 10 pm to 8 am. Any breach of the foregoing conditions shall be considered a material breach of this Agreement.

11. No Assignment or Subletting:

Occupant shall not assign any interest in this Agreement or sublet any part of the Premises. If Occupant assigns this Agreement or sublets any part of the Premises, Occupant shall be deemed in breach of this Agreement, and Occupant, Authorized Guests, assignee(s), sublessee(s) and all others in possession may be required to immediately leave the Premises, or be removed from it.

12. Liability of Person and Property:

- a. Indemnification. Occupant agrees to indemnify defend and hold harmless Owner and Beachnest from all claims, disputes, litigation, judgments, costs, and attorney fees resulting from loss, damage, or injury arising out of or relating to the Premises or the occupancy under this Agreement.
- b. Personal Property. Occupant's or Authorized Guests' personal property, including vehicles, are not insured by Owner or, if applicable, any HOA, against loss or damage due to fire, theft, vandalism, rain, water, criminal or negligent acts of others, or any other cause. The owner does not insure against personal injury to Occupants, guests, or licensees due to any reason other than the condition of the Premises.
- c. Inconvenience. Owners or Beachnest are not liable for any inconvenience arising from any temporary defects or stoppage in the supply of water, gas or electricity, or cable TV or internet. Nor are they liable for any loss or damage caused by the use of

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Premise's equipment or appliances, street construction, neighborhood conditions, adverse weather conditions, natural disasters, or acts of God.

13. Joint and Individual Obligations:

If there is more than one Occupant, each once shall be individually and completely responsible for the performance of all obligations under this Agreement, jointly and individually with every other Occupant. Occupant also agrees that they are responsible and liable for the acts of Authorized Guests or any other parties on the Premises.

14. Entire Contract:

Time is of the essence. All prior agreements between Owner and Occupant are incorporated in this Agreement, which constitutes the entire contract. It is intended as a final expression of the parties' agreement, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. The parties further intend that this Agreement constitutes the complete and exclusive statement of its terms and that no extrinsic evidence whatsoever may be introduced in any judicial or another proceeding, if any, involving this Agreement. Any provision of this Agreement that is held to be invalid shall not affect the validity or enforceability of any other provision in this Agreement. The waiver of any breach shall not be construed as a continuing waiver of the same or any subsequent breach. This Agreement shall be governed and construed in accordance with the laws of the State of California. California shall have personal jurisdiction over the parties and the county in which the Premises is located shall be the forum for any legal action brought in relation to this Agreement.

15. Chargebacks and Attorney's Fees:

In any action concerning the rights, duties, or liabilities of the parties to this Agreement, their principals, agents successors, or assignees the prevailing party shall be entitled to recover reasonable attorney fees and costs. If the Occupant initiates an unwarranted or fraudulent chargeback proceeding in which the credit card company rules in favor of Beachnest, the occupant will impose an additional \$1000.00 chargeback fee.

_____ **please initial**

16. Closing Instructions:

PLEASE FOLLOW THE DEPARTURE CHECKLIST provided in your guest communication. The Premises will be inspected and cleaned before the Arrival Date and after the Departure Date. The occupant is to leave the Premises in the same general condition that it was received on the Arrival Date.

Beachnest understands that some guests would prefer to have some assistance in the closing and pick-up of the Premises. If any help is needed, please call Beachnest, and we will be happy to help. Additional fees may apply.

I have read and agree to all the foregoing rules, terms and conditions:

OCCUPANT: _____

DATE: _____

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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, 2022

Certificate # CO03184

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: Privates Beach House

Location of Facility: 4525 Opal Cliff Dr., Santa Cruz, CA 95062

Operator: Beachnest Vacation Rental

Mailing Address: 180 7th Ave #103, Santa Cruz, CA 95062

By:

Grant Winter

Grant Winter, Deputy

AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR

16/16

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, 2022

Certificate # CO03184

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.

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16/16