



Staff Report to the Zoning Administrator

Application Number: **251039**

Applicant: Sarah Howard

Agenda Date: May 01, 2026

Owner: Pink Skies Properties LLC

Agenda Item #: 1

APN: 075-231-18

Time: After 9:00 a.m.

Site Address: 11160 Visitar Street, Felton CA 95018

Project Description:

Proposal to establish a new three-bedroom vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Vacation Rental Permit and an On-Site Parking Exception.

Location: The property is located on the western side of Visitar Street (11160 Visitar Street), approximately 0.6 miles north of the intersection of Visitar Street and Lake Boulevard in Felton.

Permits Required: Vacation Rental Permit; On-Site Parking Exception

Supervisory District: 5th District (District Supervisor: Monica Martinez)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 251039, based on the attached findings and conditions.

Analysis

The subject property is developed with an existing three-bedroom single-family residence, not located in any of the Vacation Rental Designated Areas, as defined by Santa Cruz County Code 13.10.694(C). The two-story single-family dwelling was constructed around 1971 and contains three bedrooms and two bathrooms.

In 2024, the subject property was approved to operate a two-bedroom Hosted Rental under permit 241148. Pursuant to County Code 13.10.690(E)(2)(b)(ii), a single parcel may hold permits for both a hosted rental and a vacation rental; however, the authorized uses shall not operate concurrently and may only be exercised independently.

Vacation rentals within residential structures are permitted within the R-1-1AC zone district, and the operation of the vacation rental is required to comply with all requirements of the vacation rental ordinance. Vacation rental permits are subject to renewal pursuant to County Code Section

13.10.694(D)(3), as conditioned.

As indicated in Santa Cruz County Code 13.10.694(D)(2)(c)(iv), one on-site parking space is required for vacation rentals containing one or two bedrooms. In situations where the required on-site parking cannot be provided, an On-Site Parking Exception may be requested in conjunction with a Vacation Rental Permit with consideration by the Zoning Administrator at a public hearing.

The existing dwelling is nonconforming to the 20-foot front-yard setback requirement, and the designated parking area is located on a driveway accessed from the paved road. Although the parking area itself is located off the paved roadway, the driveway is situated within the Visitar Street right-of-way. Since the on-site parking spaces are not wholly contained within the boundaries of the subject parcel, an On-Site Parking Exception is required in conjunction with this Vacation Rental permit.

Granting the On-Site Parking Exception will not adversely affect existing traffic and parking on nearby streets and properties, as the designated parking area is located on a driveway accessed from the paved road. The driveway entrance is marked with the property's street address to clearly delineate it from the roadway.

Pursuant to the County Code 13.10.694(D)(2)(c)(iv)(B), a minimum of two on-site parking spaces are required for rentals containing three or more bedrooms. In addition, guests may park one additional off-site vehicle in the vicinity; however, this space shall not be exclusive or assigned, and no exclusive use of available street parking is permitted.

Notwithstanding, it is appropriate to consider how the project should be conditioned, as parking on the paved roadway could impede emergency access. Therefore, if authorized, the vacation rental permit has been conditioned to allow a maximum of three parking spaces within the existing driveway. This aligns with the minimum number of spaces required for a three-bedroom vacation rental while accounting for the allowance of one non-exclusive off-site parking space.

Pursuant to SCCC 13.10.694(D), vacation rental permits expire the same month and day five years subsequent to the effective date of the Vacation Rental/Renewal Permit; therefore, the date of expiration of this permit is May 15, 2031.

Erin Kurp has been designated as the 24-hour contact for the vacation rental. Erin Kurp is located in Felton, within the required 30-mile response radius from the proposed vacation rental property.

The property is not located within any of the Vacation Rental Designated Areas; therefore, not subject to the designated area caps or block limits described in SCCC 13.10.694(D).

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 **251039**, 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 Division, 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

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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 Division 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: 251039
Assessor Parcel Number: 075-231-18
Project Location: 11160 Visitar Street, Felton CA 95018

Project Description: Proposal to establish a new three-bedroom vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Vacation Rental Permit and an On-Site Parking Exception.

Person or Agency Proposing Project: Sarah Howard

Contact Phone Number: (619) 227-7724

- 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**

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.

Michael Lam, Project Planner

Date: _____

Discretionary Permit Findings

- (a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, 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 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 ensure 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.

- (b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of 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-1-1AC (Single-family residential; 1-acre minimum) 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.

- (c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and 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-R (Rural Residential) 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 not been adopted for this portion of the County.

- (d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or 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. The project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

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.

- (g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the coastal zone.

Site Development Permit Findings

- (a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed short-term vacation rental is in substantial conformance with the requirements of the County Design Review Ordinance because no exterior changes to the existing residence are proposed as part of this application.

- (b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed short-term vacation rental is in substantial conformance with the requirements of the County Design Review Ordinance because no exterior changes to the existing residence are proposed as part of this application.

Conditions of Approval

Exhibit D: Project plans, prepared by Pink Skies Properties LLC, dated October, 2025.

- I. This permit authorizes the operation of a vacation rental for the purpose of overnight lodging for a period of not more than 30 days at a time, 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 Santa Cruz County Planning 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 on file with the Department of Community Development and Infrastructure.
 - B. Issuance of this permit shall not infer 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 eight 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 three non-exclusive on-street parking spaces.
 - E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 16 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. Vacation rental 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; restrictions on noise (contained in the County Noise Ordinance), illegal behavior, and disturbances, including an explicit

statement that fireworks are illegal in Santa Cruz County; and directions for trash management.

- 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. For all rentals, the sign shall also display the beginning and end dates of the five-year vacation rental permit. Sign information shall be updated upon any renewal of this permit. The sign shall be continuously maintained while the dwelling is rented.
- J. The name, address, and telephone number(s) of the local property manager (24-Hour contact person) shall be posted inside the vacation rental in a location readily visible to all guests.
- K. Any change in the local property manager's name, address, or telephone number shall be promptly furnished to the Planning Department, the local Sheriff Substation, the Auditor-Controller-Treasurer Tax Collector, the main County Sheriff's Office, and the local fire agency, and to the property owners of all properties located within a 300-foot radius of the boundaries of the parcel on which the vacation rental is located. Proof of mailing or delivery of the updated contact information to all of the above shall be submitted to the Planning Department within 30 days of change in the local property manager's contact information.

In addition, the applicant shall complete the online contact (see link below) information survey to ensure that the Community Development and Infrastructure Department is apprised of current contact information and for emergency notifications by the County Office of Response, Recovery and Resilience. Survey can be accessed via this link: <https://forms.office.com/g/5kfvAnC8n6>.

- L. The local property manager (24-hour contact person) shall be located within 30 miles of the vacation rental. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. Failure to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with SCCC 18.10.136.
- M. All advertising for vacation rentals shall include the vacation rental permit number in the first two lines of the advertisement text, and where photos are included, a photo containing the permit number shall be included, as well as a photo of the required signage that includes the 24-hour contact information and vacation rental identification. Advertising a vacation rental for a property without a vacation rental permit is a violation of this chapter and violators are subject to the penalties set forth in SCCC 19.01.
- N. 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.

- O. 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.
- P. 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 public hearing by the Zoning Administrator (or by the Planning Commission upon referral).
- Q. If more than two significant violations occur on a vacation rental property within a 12-month period, a permit shall be noticed for a public hearing to consider permit revocation, pursuant to SCCC 18.10.136. "Significant violations" are: citations for violation of SCCC 8.30 (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.
- R. The Vacation Rental shall provide overnight lodging for a period of not more than 30 days at a time.
- S. Trash cans (waste and recycling) provided for the Vacation Rental shall be 96 gallon in size.
- T. 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 three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: May 01, 2026

Effective Date: May 15, 2026 (after 5 p.m.)

Expiration Date: May 15, 2031

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.



24-Hour Contact

NOTE: The 24-hour contact must reside within a 30-mile radius of the vacation rental.

Name: Eric Krupp
 Physical Address: 10885 Visitor Dr.
 City: Felton State: CA Zip Code: 95009 95018
 Phone No.: 209-648-0570 Email: n/a

Elected / Public Official or County Employee Information 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.

Contact person signature, if applicable

Date

Name: N/A
 Mailing Address: N/A
 City: N/A
 Phone No.: N/A

NOTE: If the application is submitted by anyone other than the owner, a signed Owner/Agent form (available here) or a property management agreement must be submitted with the application.



Rental Safety Certification

The following items require verification to assure the rental 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 current building code requirements.
 - 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 current building code requirements.
 - 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 current electrical code requirements.
- 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 current building code requirements.
- All stairs shall have at least one continuous **handrail** running the full length of the stairs per current building code requirements.
- 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 current building code requirements. 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 requirements
- 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		Jan. 26, 2025 _____ Date
_____ Certified Home Inspector	_____ License #	_____ Date
_____ County Building Inspector		_____ Date
_____ Property Manager/ Agent		_____ Date



Vacation Rental Permit & Renewal Application Form

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 certify that, to the best of my knowledge, the bedroom(s) associated with this hosted rental are legal and suitable for human occupancy.

I understand that hosted rentals are for bedrooms in the primary dwelling unit and are not permitted in accessory structures (including ADU's), legally restricted affordable housing units, balconies, sheds or porches, RV's, or tents.

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 short term rentals associated with the subject property, including, but not limited to, Homeowner's Association regulations, and I understand that any permit issued will be rendered void if there are restrictions 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.

Signature of Owner or Authorized Agent

Jan. 26, 2025

Date

Jan. 20, 2025

 Date

 Date

 Date

 Date

 Owner of Rental Unit

 Certified Home Inspector

 County Building Inspector

 Property Manager/Agent

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 9, 2024

Certificate # CO04418

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: Woodside

Location of Facility: 11160 Visitar Street, Felton, CA. 95018

Operator: Sarah Howard

Mailing Address: 760 Picador Boulevard, San Diego, CA. 92154

By: *Bibianna Rocha*

**Bibianna Rocha, Deputy
AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR**

Evergreen Escape Short-Term Lease Agreement – 11160 Visitar St, Felton, CA 95018

Thank you for booking your vacation rental. By replying as noted below, you agree to the following rules/obligations/requirements/prohibitions imposed on your stay by the homeowner.

- Maximum number of guests shall not exceed 8, excluding children under 8 years of age. 2 guests per bedroom/bed maximum, excluding children under 8 years of age. **EDITED TO ALLOW 3 BEDROOMS**
- Celebrations are prohibited between the hours of 8pm-10am and shall not exceed 16 people. **EDITED TO ALLOW FOR 3 BEDROOMS**
- Maximum 4 vehicles permitted in driveway.
- Quiet hours are between 10:00 p.m. and 8:00 a.m.
- Smoking and vaping on the property is strictly prohibited. Penalty fees may be applied.
- Pets shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited and may result in GUEST(S) BEING BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.
- Please wash your dishes after use. There is a dishwasher and sink for your convenience
- Trash must be kept in designated closed containers and not allowed to accumulate. Collection bins are located within the utility area to the back of the entryway.
- Use of ANY fireworks, candles, or open flames (except those supplied/contained within the BBQ) are strictly prohibited.
- Emergency evacuation instructions: Every room has a door and/or egris window which can be accessed for evacuation. In the case of front entryway closure use supplied window ladders to evacuate to lower property line. Use pathway to access up to driveway. For road closures please enter the following into your phone/print form immediate directions out of the canyon: ZONE 7
 - o Turn left onto E. Zayante Rd. from Lompico Rd. to Westwood Rd. Including Zayante Lakes Rd. Valleyview Zayante Dr. Shults Ln. Madrone Wy. Creekside Wy. Laurel Wy. Waner Wy. Western States Rd. Rosebloom Ave. Wells St. Westhill Rd. Westwood Rd.
- No cooking shall be allowed in any guest room or in any bathroom.
- If guests are suspected of carrying and/or using illegal drugs of any kind, the authorities will be engaged, and GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.
- Lastly, although this is a short-term rental it is also a personal home. Please be respectful of the property and its contents and leave it clean at your departure.

THANKS for being a SUPER GUEST! Please reply back with, "I APPRECIATE EVERYTHING", so that I know that the rules/requirements have been reviewed and agreed to.

Short-Term Rental Agreement – 11160 Visitar St, Felton, CA 95018

Thank you for booking our vacation rental. By replying as noted below, you agree to the following rules/obligations/requirements/prohibitions imposed on your stay by the homeowner.

- Maximum number of guests shall not exceed 10, excluding children under 8 years of age. 2 guests per bedroom/bed maximum, excluding children under 8 years of age.
- Daytime celebrations not allowed between the hours of 8pm-10am and shall not exceed 18 people.
- Maximum 4 vehicles permitted in driveway. 1 street parking spot available during the hours of 10am-6pm only.
- Quiet hours are between 10:00 p.m. and 8:00 a.m.
- Smoking and vaping inside the home is strictly prohibited. Extra cleaning fees to remove odor and stains may be applied.
- Pets shall be secured on the property at all times. Continual nuisance barking by unattended pets is prohibited and may result in GUEST(S) BEING BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.
- Please wash your dishes after use. There is a dishwasher and sink for your convenience
- Trash must be kept in designated closed containers and not allowed to accumulate. Collection bins are located within the utility area to the back of the entryway.
- Use of ANY fireworks, candles, or open flames (except those supplied/contained within the BBQ) are strictly prohibited.
- Emergency evacuation instructions: Every room has a door and/or egris window which can be accessed for evacuation. In the case of front entryway closure use supplied window ladders to evacuate to lower property line. Use pathway to access up to driveway. For road closures please enter the following into your phone/print form immediate directions out of the canyon: ZONE 7
 - o Turn left onto E. Zayante Rd. from Lompico Rd. to Westwood Rd. Including Zayante Lakes Rd. Valleyview Zayante Dr. Shults Ln. Madrone Wy. Creekside Wy. Laurel Wy. Waner Wy. Western States Rd. Rosebloom Ave. Wells St. Westhill Rd. Westwood Rd.
- No cooking shall be allowed in any guest room or in any bathroom.
- If guests are suspected of carrying and/or using illegal drugs of any kind, the authorities will be engaged, and GUESTS WILL BE ASKED TO VACATE THE PROPERTY IMMEDIATELY.
- Lastly, although this is a short term rental it is also a personal home. Please be respectful of the property and its contents, and leave it clean at your departure.

THANKS for being a SUPER GUEST! Please reply back with, "I APPRECIATE EVERYTHING", so that I know that the rules/requirements have been reviewed and agreed to.

SITE PLAN

Address:
11160 Visitar St
Felton, CA 95018

Assessor's Parcel Number:
075-231-18

Parcel Area:
0.22 Acres

Land Use:
Residential
Single Family Residence

Zoning: R-1-1AC

Legal Description: /

Subdivision: /

Owner: PINK SKIES
PROPERTIES LLC

Paper size & scale:
11" x 17"; 1" = 30'

Date: October, 2025



Scale:
1" = 30'
Paper size:
11" x 17"

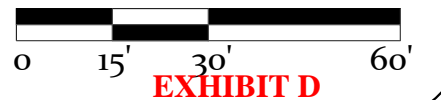
Legend

- Property line
- Topography line
- Wall line
- Roof line
- Retaining wall
- Fence
- Proposed addition

Disclaimer

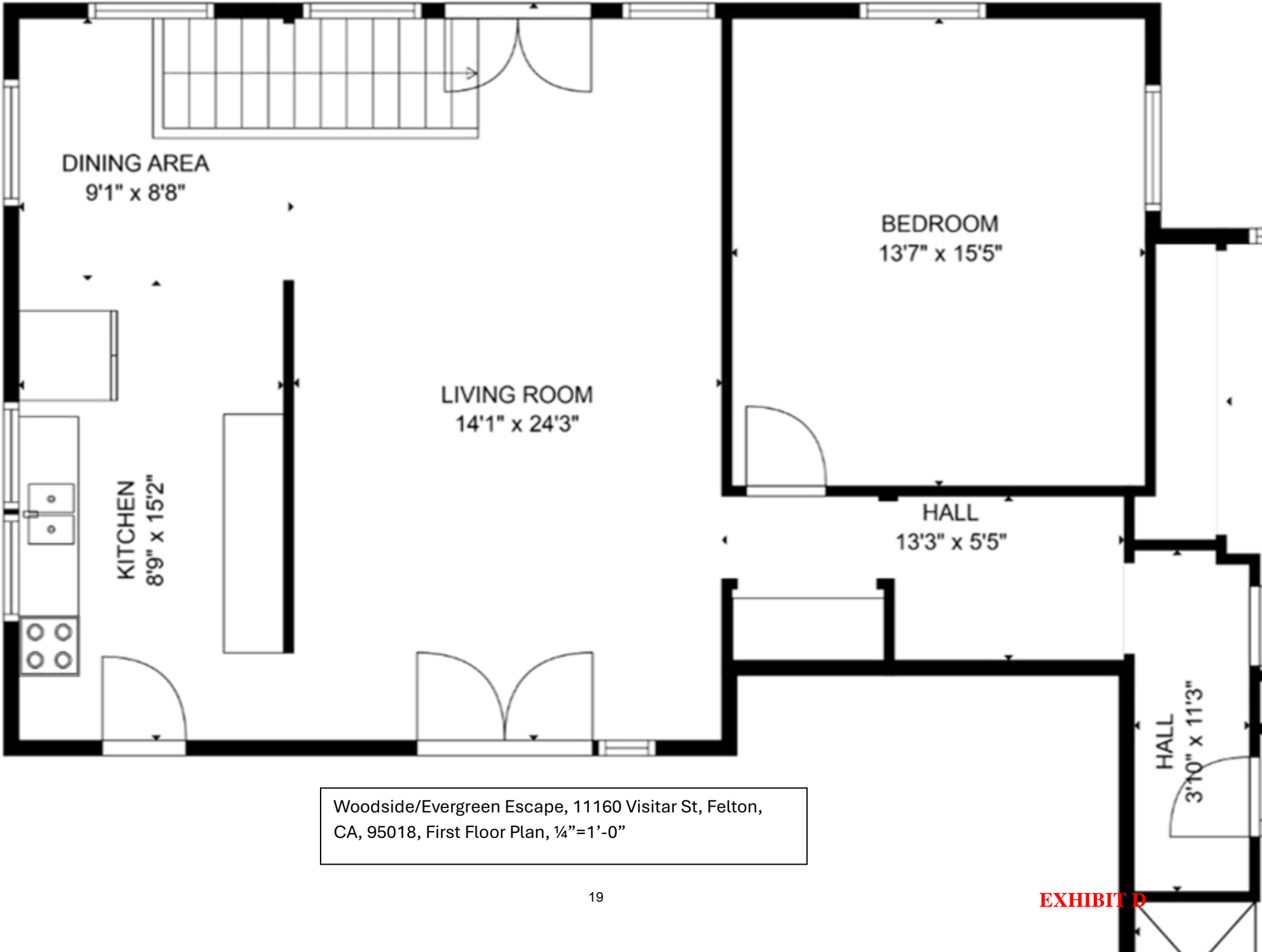
This is not a Legal Survey, nor is it intended to be or replace one.
These measurements are approximate and are for illustrative purposes only.
This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.

Graphic scale



51'-2"

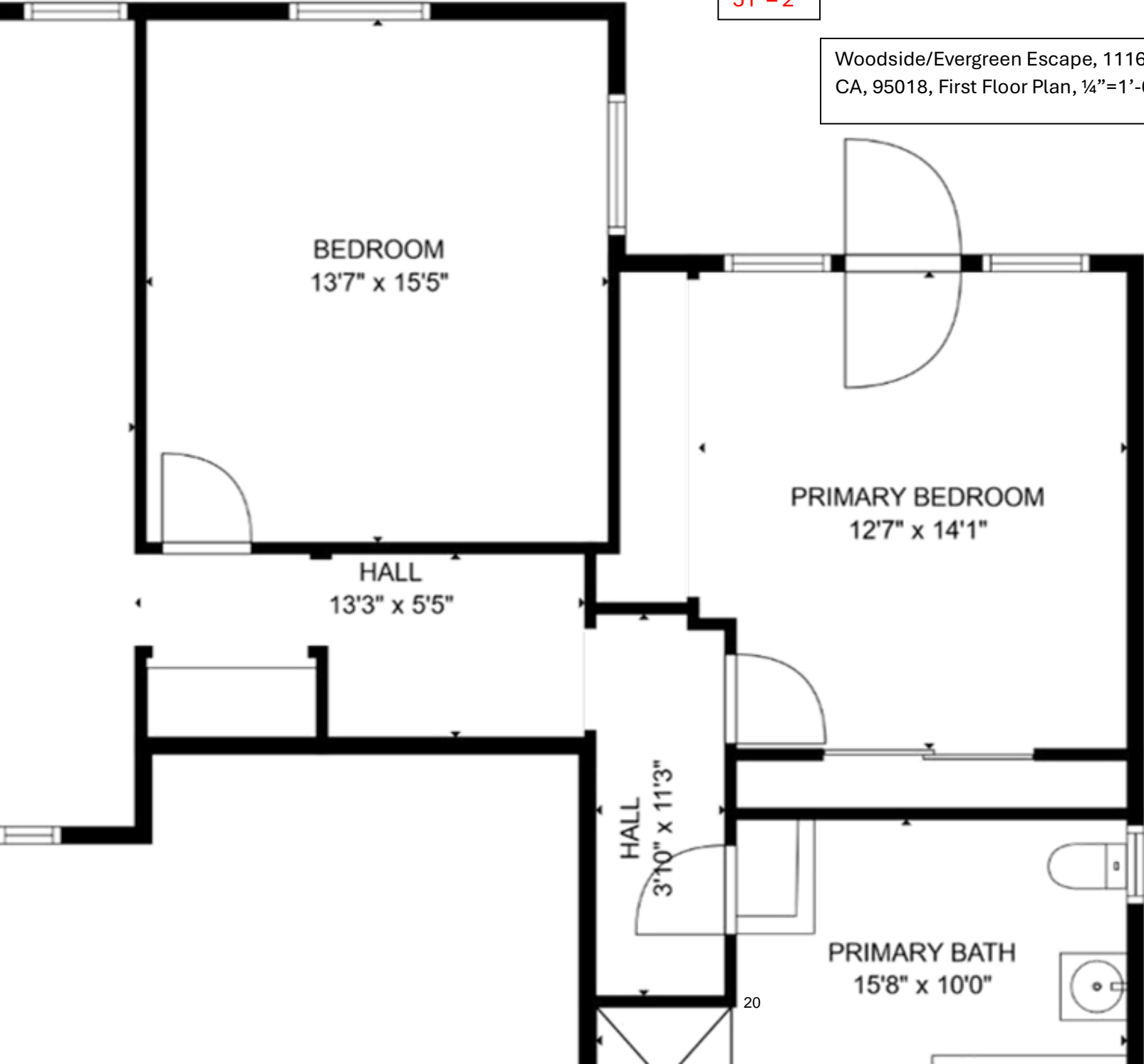
34'-13"



Woodside/Evergreen Escape, 11160 Visitar St, Felton, CA, 95018, First Floor Plan, 1/4"=1'-0"

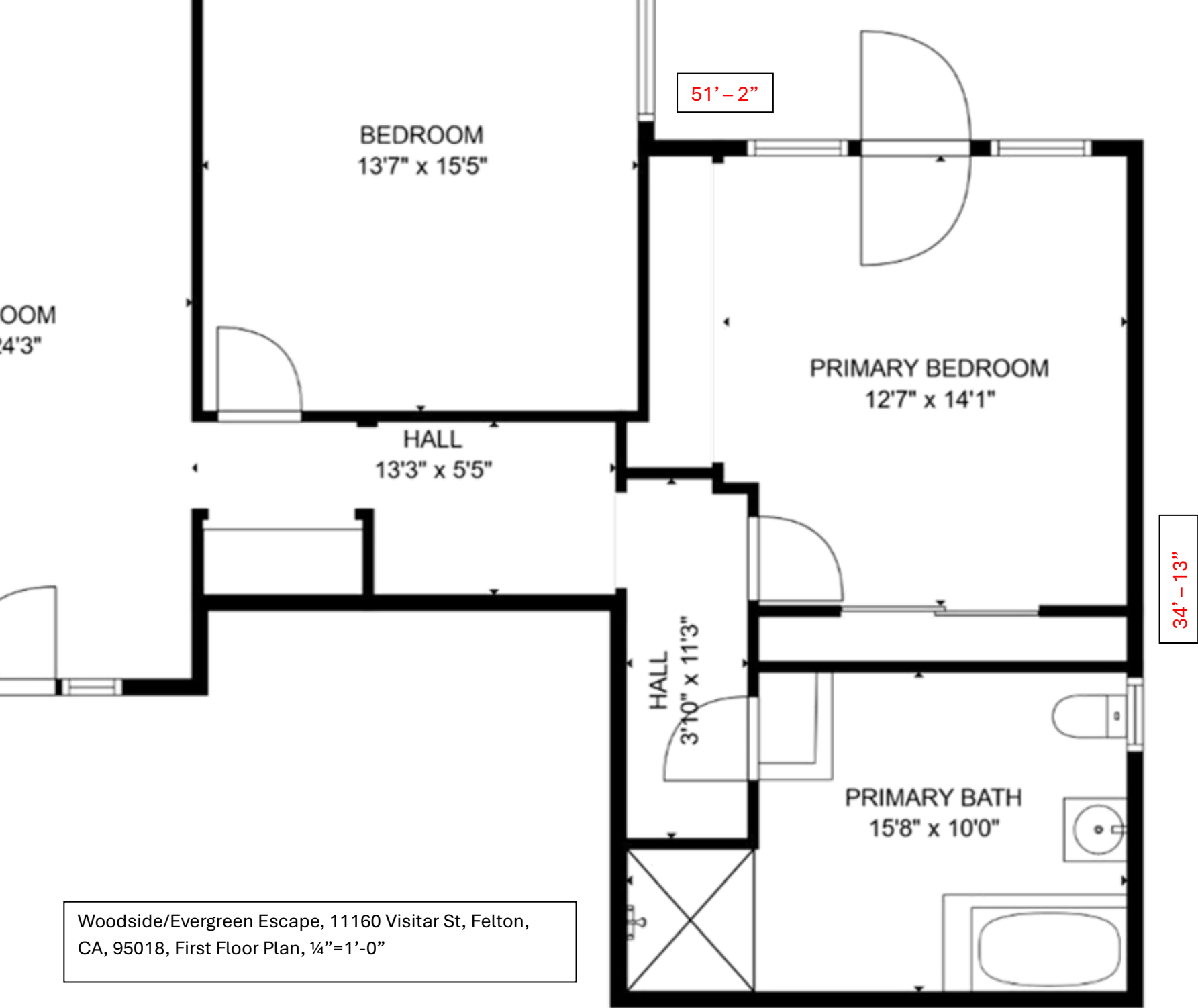
51'-2"

Woodside/Evergreen Escape, 11160 Visitor St, Felton, CA, 95018, First Floor Plan, 1/4"=1'-0"

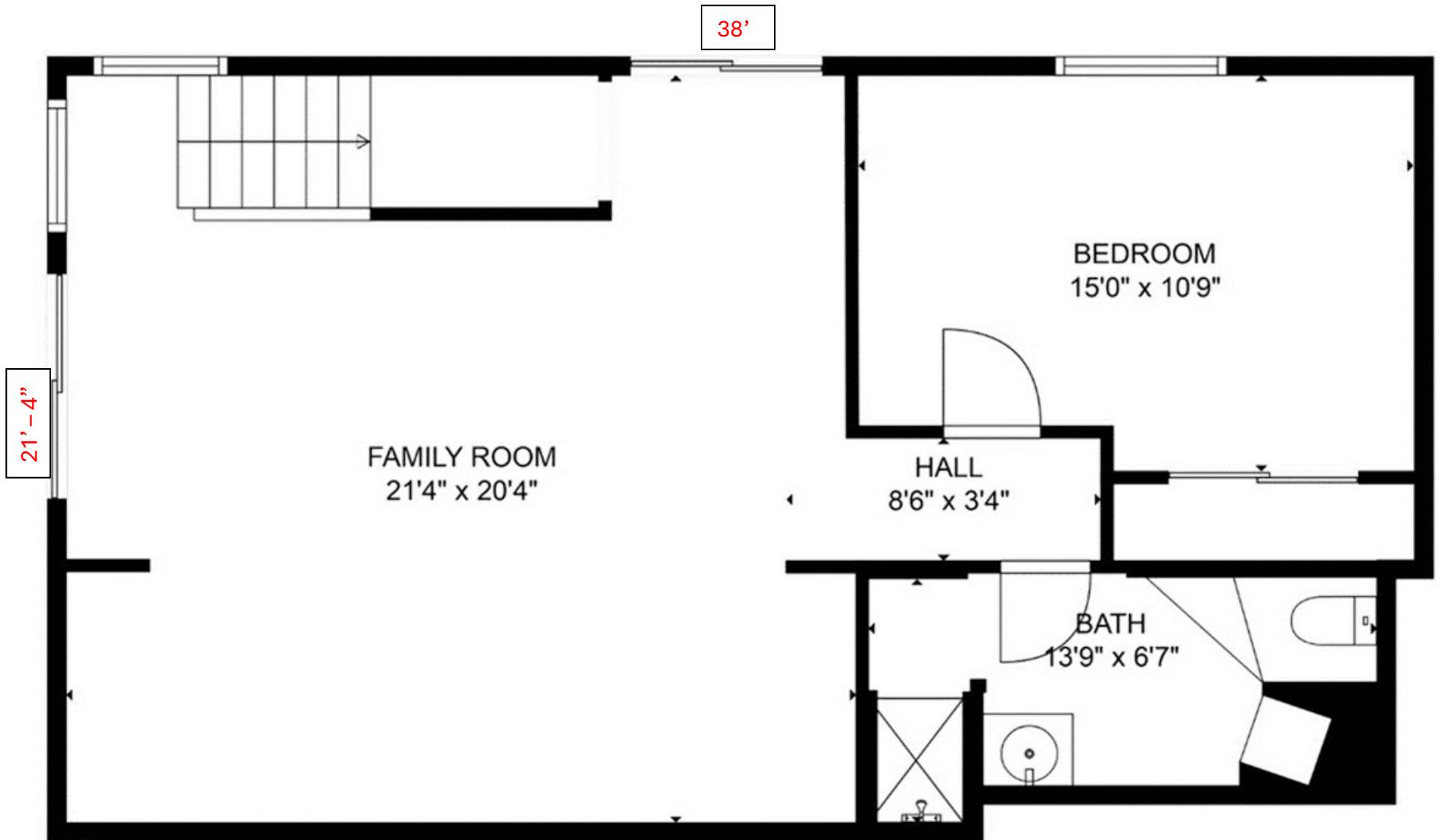


34' - 13"

EXHIBIT D



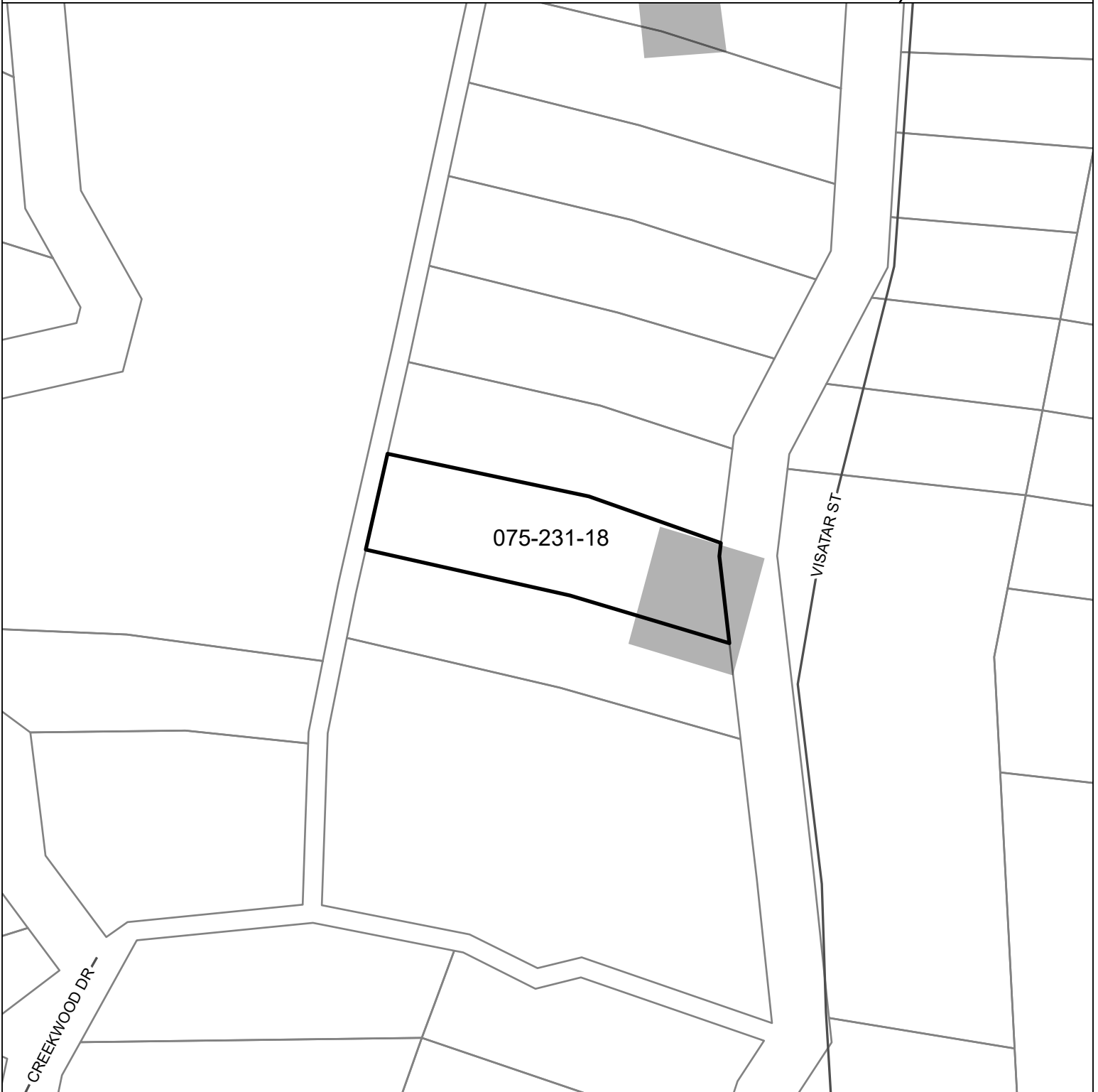
Woodside/Evergreen Escape, 11160 Visitor St, Felton, CA, 95018, First Floor Plan, 1/4"=1'-0"



Woodside/Evergreen Escape, 11160 Visitar St, Felton, CA, 95018, Lower Floor Plan, 1/4"=1'-0"



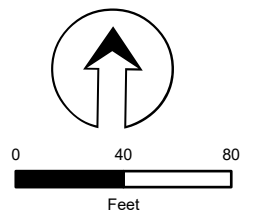
Parcel Location Map



Parcel: 07523118

Subject Parcel

Map printed: 23 Apr. 2026

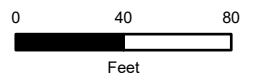




Parcel General Plan Map

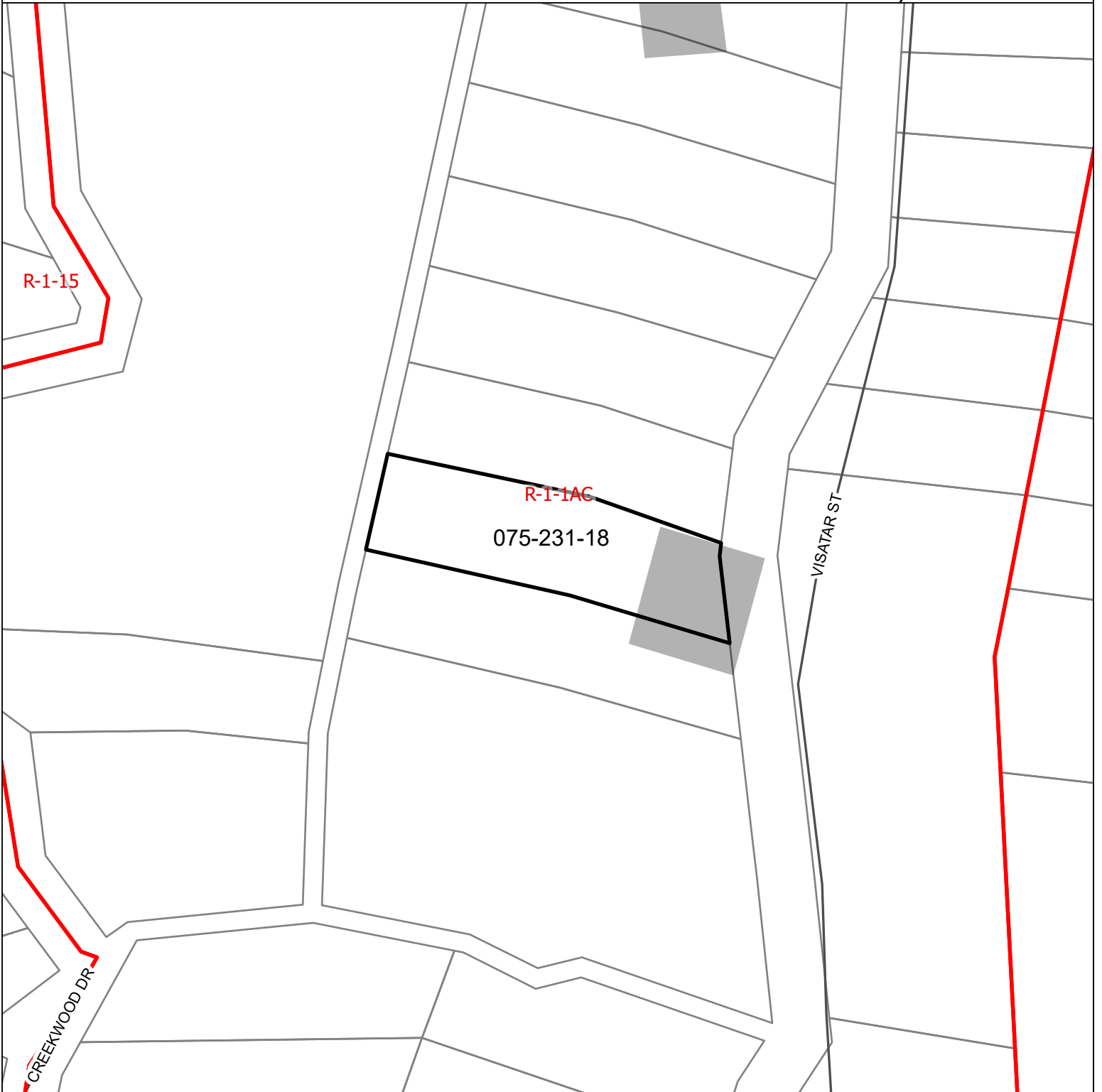


 Subject Parcel

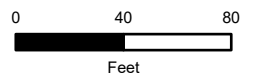




Parcel Zoning Map



 Subject Parcel



FOR TAX PURPOSES ONLY

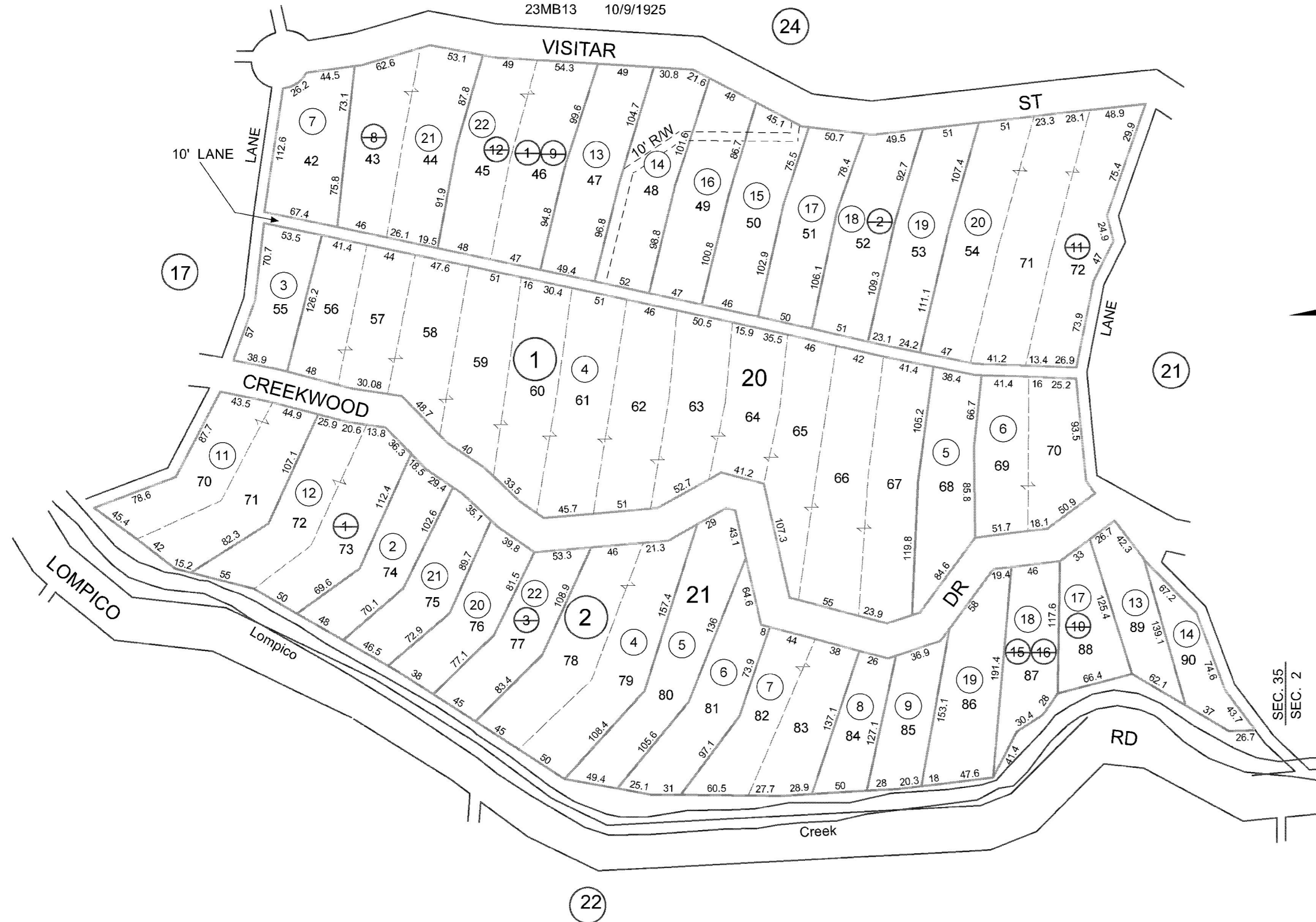
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POR. S.W. 1/4, SEC. 35,
T.9S., R.2W., M.D.B. & M.

Tax Area Code
90-074

75-23

LOMPICO TRACT D
23MB13 10/9/1925



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

Assessor's Map No. 75-23
County of Santa Cruz, Calif.
EXHIBIT Nov., 2000

Parcel Information

Services Information

Urban/Rural Services Line: ___ Inside X Outside
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: CSA 12 Septic Maintenance District
Fire District: Zayante FPD
Drainage District: Flood Control Zone 8

Parcel Information

Parcel Size: 9,670 square-feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Visitar Street
Planning Area: San Lorenzo Valley
Land Use Designation: R-R (Rural Residential)
Zone District: R-1-1AC (Single-family residential; 1-acre minimum)
Coastal Zone: ___ Inside X Outside
Appealable to Calif. Coastal
Comm. ___ Yes X No

Technical Reviews: None

Environmental Information

Geologic Hazards: Not mapped
Fire Hazard: Not a mapped constraint
Slopes: 50+%
Env. Sen. Habitat: Not mapped
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped