



Staff Report to the Zoning Administrator

Application Number: **251493**

Applicant: Patrick Talbott

Agenda Date: May 15, 2026

Owner: Patrick Talbott

Agenda Item #: 1

APN: 089-351-12

Time: After 9:00 a.m.

Site Address: 21860 Bear Creek Way, Los Gatos CA 95033

Project Description:

Proposal to establish a new four-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.

Location: Property is located on the northern side of Bear Creek Way (21860 Bear Creek Way), approximately 250 feet west of the intersection of Bear Creek Road and Bear Creek Way in Los Gatos.

Permits Required: Vacation Rental Permit

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 251493, based on the attached findings and conditions.

Analysis

The subject property is developed with an existing four-bedroom single-family residence, not located in any of the County's Vacation Rental Designated Areas, as defined by Santa Cruz County Code 13.10.694(C). The dwelling was remodeled in 2015 under building permit B-151259 and contains four bedroom and four bathrooms.

Vacation rentals within residential structures are permitted within the RA 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.

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. The subject dwelling is comprised of four bedrooms; therefore, two on-site parking spaces are required. More than two parking spaces are available on-site, meeting the parking requirements of SCCC 13.10.694(D)(2).

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.

Patrick Talbott has been designated as the 24-hour contact for the vacation rental. Patrick Talbott is located in San Jose, 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 **251493**, 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

Report Prepared By: Michael Lam
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3371
E-mail: Michael.Lam@santacruzcountyca.gov

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings

- C. Conditions
- D. Application & 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: 251493

Assessor Parcel Number: 089-351-12

Project Location: 21860 Bear Creek Way, Los Gatos CA 95033

Project Description: Proposal to establish a new four-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.

Person or Agency Proposing Project: Patrick Talbott

Contact Phone Number: (408) 802-2919

- 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 RA (Residential Agriculture) 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-MT (Mountain 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 can be made, in that the short-term vacation rental of an existing residential dwelling is consistent with the provisions of the certified Local Coastal Program.

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 Patrick Talbott, dated June 2014.

- 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 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 five (number of on-site parking spaces).
 - 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. 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: _____

Effective Date: _____ (after 5 p.m.)

Expiration Date: _____

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.



COUNTY OF SANTA CRUZ

LAURA BOWERS, AUDITOR-CONTROLLER-TREASURER-TAX COLLECTOR
701 OCEAN STREET, SUITE 150, SANTA CRUZ, CA 95060-4073
POST OFFICE BOX 5639, SANTA CRUZ, CA 95063 • (831) 454-2510 • FAX (831) 454-2257

TRANSIENT OCCUPANCY TAX - REGISTRATION APPLICATION

CNTY OF SANTA CRUZ TTC
NOV 20 '25 PM12:59

FOR COUNTY USE ONLY
Certificate Number:
Date Issued:
APN Number:

PLEASE PRINT OR TYPE

Name of Facility or Unit Bear Creek Mountain Retreat
Address of Facility or Unit 21860 Bear Creek Way, Los Gatos, CA 95033
Property Manager (If Applicable) _____
Mailing Address 21860 Bear Creek, Way, Los Gatos, CA 95033
Email Address patrick.talbott@gmail.com Phone# 408-802-2919

Websites You Plan to Use: VRBO/AirBNB HipCamp VRBO Only* AirBNB Only* Other _____

Type of Rental: Hotel/Motel Bed and Breakfast Whole House Hosted Rental

Number of Occupancy Units _____

IMPORTANT: Change of Operator and/or Ownership Requires a New Application

Owner(s) Name (List Principals):

| Operator's Name | Address | Phone Number |
|-----------------|---|--------------|
| Patrick Talbott | 21860 Bear Creek Way, Los Gatos, CA 95033 | 408-802-2919 |
| Auriana Talbott | 21860 Bear Creek Way, Los Gatos, CA 95033 | 408-221-3854 |
| | | |

Local Emergency Contact

| Name | Email Address | Phone Number |
|-----------------|---------------------------|--------------|
| Patrick Talbott | patrick.talbott@gmail.com | 408-802-2919 |

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Signed Patrick Talbott Date 11/18/2025

*AirBNB & VRBO have an agreement with the County of Santa Cruz to collect and pay the TOT for all listings done on their site that are within the unincorporated area of the County. If you commit to only using AirBNB/VRBO for all of your rentals you will not be required to report monthly.

■ Bear Creek Retreat – House Rules

Address: 21860 Bear Creek Way, Los Gatos, CA 95033

Santa Cruz Mountains STR Permit #: (to be assigned)

Local 24/7 Contact: Patrick Talbott • (408) 802-2919

1. Good Neighbor & Legal Compliance

Follow all Santa Cruz County ordinances, fire restrictions, and posted burn bans. No parties, events, or commercial filming without prior written consent. Registered guests only; no subletting or unregistered overnight guests.

2. Occupancy & Quiet Hours

Maximum overnight guests: 10 • Day visitors (max 10) off property by 10 p.m. Quiet hours 10 p.m.–8 a.m., including hot tub and outdoor areas. No exterior amplified sound at any time. Violations may result in immediate termination.

3. Parking & Road Access

Maximum vehicles: 5 — park only in designated driveway areas. No street or shoulder parking. Keep driveway and fire lane clear for emergency vehicles at all times. Mountain roads are steep and winding — drive slowly and yield to neighbors.

4. Wildfire Safety

Absolutely no open flames outdoors. No charcoal, wood fires, firepits, fireworks, candles, or incense. Gas fire pit and BBQ allowed only when bans permit and must be attended at all times. Turn off gas valve after use. Do not smoke outdoors during Red Flag warnings. Maintain defensible space around the home; do not store combustibles near structures.

5. Smoking & Vaping

Strictly prohibited indoors. Violations subject to \$400 cleaning fee plus remediation costs. Smoking outdoors only in designated area when fire risk permits; use approved butt containers.

6. Trash, Wildlife & Food Storage

Bag and place refuse in bear-resistant bins; latch securely. No food or trash left outside or in vehicles. Do not feed wildlife or allow pets to roam freely. Keep doors closed to discourage entry.

7. Water & Septic System Care

Property is on well and septic; flush toilet paper only. No wipes, feminine products, or chemicals. Do not pour grease, coffee grounds, or harsh cleaners down drains. Conserve water — avoid running multiple fixtures simultaneously.

8. Hot Tub / Spa

Hours end 10 p.m. Shower before use; no glass in spa area. Cover after use and keep jets off when not occupied. Use at your own risk. Damage or contamination may result in cost of drain/refill charge.

9. Pets

Pets allowed with prior approval and fee. Limit 2 well-behaved animals. Keep pets off furniture and beds. Pick up waste immediately. Additional \$200 deep-clean fee if excess hair or odor remediation required.

10. Safety & Security

Exterior security cameras monitor drive and entry areas only (no interior recording). Secure doors and windows when away. Review posted evacuation map near front entry and know two escape routes.

Emergency Info

- Dial 911 for emergency response
- Nearest hospital: El Camino Health – Los Gatos Hospital (815 Pollard Rd, Los Gatos CA 95032)
- Fire Department: Redwood Fire Station (408) 378-4010 | Ben Lomond FPD (831) 336-5492

11. Check-In / Check-Out

Check-in after 4 p.m.; Check-out by 10 a.m. (unless pre-approved). Return furniture to original placement, turn off BBQ and spa, lock doors/windows.

12. Violations & Fees

Unauthorized guest or vehicle – \$150 per person/vehicle per night. Noise, parking, or visitor-hour violation – \$250 per incident. Outdoor flame or tampering with safety devices – up to \$500 and immediate termination. All fees are liquidated damages to offset neighbor impacts and extra remediation.

13. Acknowledgment

Booking confirms you have read and agree to these rules and County fire/noise regulations. Non-compliance may result in removal and fees as outlined above.

Owner/Manager Signature: _____ **Date:** _____

Applicant Name: _____ **Phone:** _____

■ Thank you for helping us maintain a safe, peaceful, and environmentally friendly retreat in the Santa Cruz Mountains!



24-Hour Contact

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

Name: _____

Physical Address: _____

City: _____ State: _____ Zip Code: _____

Phone No.: _____ Email: _____

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



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 | | Date |
| Certified Home Inspector | License # | Date |
| County Building Inspector | | Date |
| Property Manager/ Agent | | Date |



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.

Patrick Talbott

Signature of Owner or Authorized Agent

Date

POLLUTANT CONTROL

FINISH MATERIAL POLLUTANT CONTROL. FINISH MATERIALS SHALL COMPLY WITH SECTION 4.504.2 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE.
 INCLUDING:
 ADHESIVES, SEALANTS AND CAULKS.
 PAINTS AND COATINGS.
 AEROSOL PAINTS AND COATINGS.
 CARPET SYSTEMS. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF SECTION 4.504.3 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE.
 RESILIENT FLOORING SYSTEMS. RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE.
 COMPOSITE WOOD PRODUCTS. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS OF SECTION 4.504.5 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE.

KEY TO SYMBOLS

- ⊕ 120 VOLT WALL DUPLEX RECEPTACLE
- ⊕ GFCI PROTECTED DUPLEX RECEPTACLE
- ⊕ WEATHER PROTECTED GFCI PROTECTED RECEPTACLE
- ⊕ DOUBLE WALL DUPLEX RECEPTACLE
- ⊕ 1/2 SWITCHED WALL DUPLEX RECEPTACLE
- ⊕ FLOOR RECEPTACLE
- ⊕ 240 RECEPTACLE
- ⊕ WALL SWITCH
- ⊕ WALL SWITCH WITH DIMMER
- ⊕ WALL SWITCH - MULTIPLE LOCATION
- ⊕ WALL SWITCH - MULTIPLE LOCATION WITH DIMMER
- ⊕ WALL SWITCH WITH OCCUPANT SENSOR
- ⊕ CEILING SURFACE MOUNTED LIGHT FIXTURE
- ⊕ WALL SURFACE MOUNTED LIGHT FIXTURE
- ⊕ RECESSED LIGHT
- ⊕ FLUORESCENT TUBE LIGHT
- ⊕ TRACK LIGHT
- ⊕ PENDANT LIGHT
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN/LIGHT COMBINATION
- ⊕ A.C. POWERED SMOKE DETECTOR
- ⊕ A.C. POWERED CARBON MONOXIDE DETECTOR
- ⊕ TELEVISION WALL BOX
- ⊕ PHONE WALL BOX
- ⊕ SPEAKER WIRE TERMINAL
- ⊕ PADDLE FAN
- ⊕ FURNACE REGISTER
- ⊕ HOSE BIB WITH NON-REMOVABLE BACK FLOW DEVICE

KEY NOTES:

1. IF AN HE IS ASSIGNED WITH THE LIGHT FIXTURE SYMBOL PROVIDE A HIGH EFFICACY LUMINAIRE RECEPTACLE
2. IF AN MP IS ASSIGNED WITH THE LIGHT FIXTURE SYMBOL PROVIDE A LUMINAIRE WITH MOTION SENSOR AND INTEGRAL PHOTO CONTRCL
3. RECESSED COMPACT FLUORESCENT LIGHTING TO BE 18 WATT UNLESS NOTED OTHERWISE.

WINDOW SCHEDULE

| MARK | SIZE | TYPE | QTY | LOCATION | MANUFACTURE | STYLE | U | SHGC | COMMENTS |
|------|------|--------|-----|-------------|-------------|-------|------|------|----------------------|
| A | 60x0 | SLIDER | 3 | BED 3 BED 4 | | | 0.71 | 0.73 | METAL FRAME DBL PANE |

4038 - 4' 0" WIDE BY 3' 6" HIGH
 REFER TO THE PLANS FOR WINDOW OPERATION.
 WINDOW SIZES SHOWN ARE NOMINAL OPENING SIZES. VERIFY ACTUAL ROUGH OPENINGS AND FINISH DIMENSIONS WITH MANUFACTURER'S ACTUAL SIZES AND DIMENSIONS.

WINDOW, SLIDING GLASS DOOR AND SKYLIGHT NOTES

GENERAL

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WINDOWS, PATIO DOORS AND SKYLIGHTS AND PROVIDE ALL CAULKING AND FLASHING REQUIRED TO PROVIDE A WEATHER PROOF INSTALLATION. THE INSTALLATION SHALL CONFORM TO CEC AIR INFILTRATION STANDARDS.
2. WINDOWS AND PATIO DOORS SHALL BE CERTIFIED AND LABELED PER THE CBC.
3. WINDOWS AND PATIO DOORS SHALL HAVE DOUBLE GLAZING AND WEATHER-STRIPPING MEETING ANSI AND CEC AIR INFILTRATION STANDARDS. THE CONTRACTOR SHALL FURNISH AND INSTALL SCREENS AT ALL OPENINGS.

TEMPERED SAFETY GLAZING

- PROVIDE TEMPERED SAFETY GLAZING AT THE FOLLOWING:
1. GLAZING IN SWINGING DOORS.
 2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
 3. GLAZING IN STORM DOORS.
 4. GLAZING IN UNFRAMED SWINGING DOORS.
 5. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING. EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES (1524 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL, OR SWIMMING POOL GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE.
 6. GLAZING ADJACENT TO STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF THE WALKING SURFACE, WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
 7. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN 60 INCHES (1524 MM) HORIZONTALLY OF THE BOTTOM TREAD SHALL BE CONSIDERED A HAZARDOUS LOCATION.
 8. WINDOWS GREATER THAN 9 SQUARE FEET WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
 9. SLOPED GLAZING AND SKYLIGHTS.
 10. IN WILDLAND URBAN INTERFACE (WUI) LOCATIONS EXTERIOR WINDOWS, GLAZED DOORS AND WINDOWS WITHIN DOORS MUST BE INSULATED GLASS WITH A MINIMUM OF ONE TEMPERED PANE OR BE GLASS BLOCK.

EGRESS

1. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR EMERGENCY ESCAPE AND RESCUE OPENING.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.0 SQUARE FEET.
3. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
4. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR

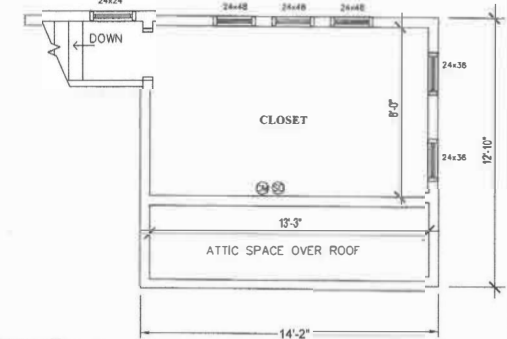
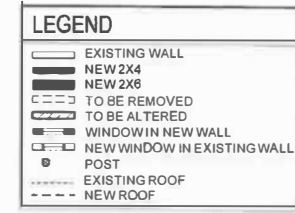
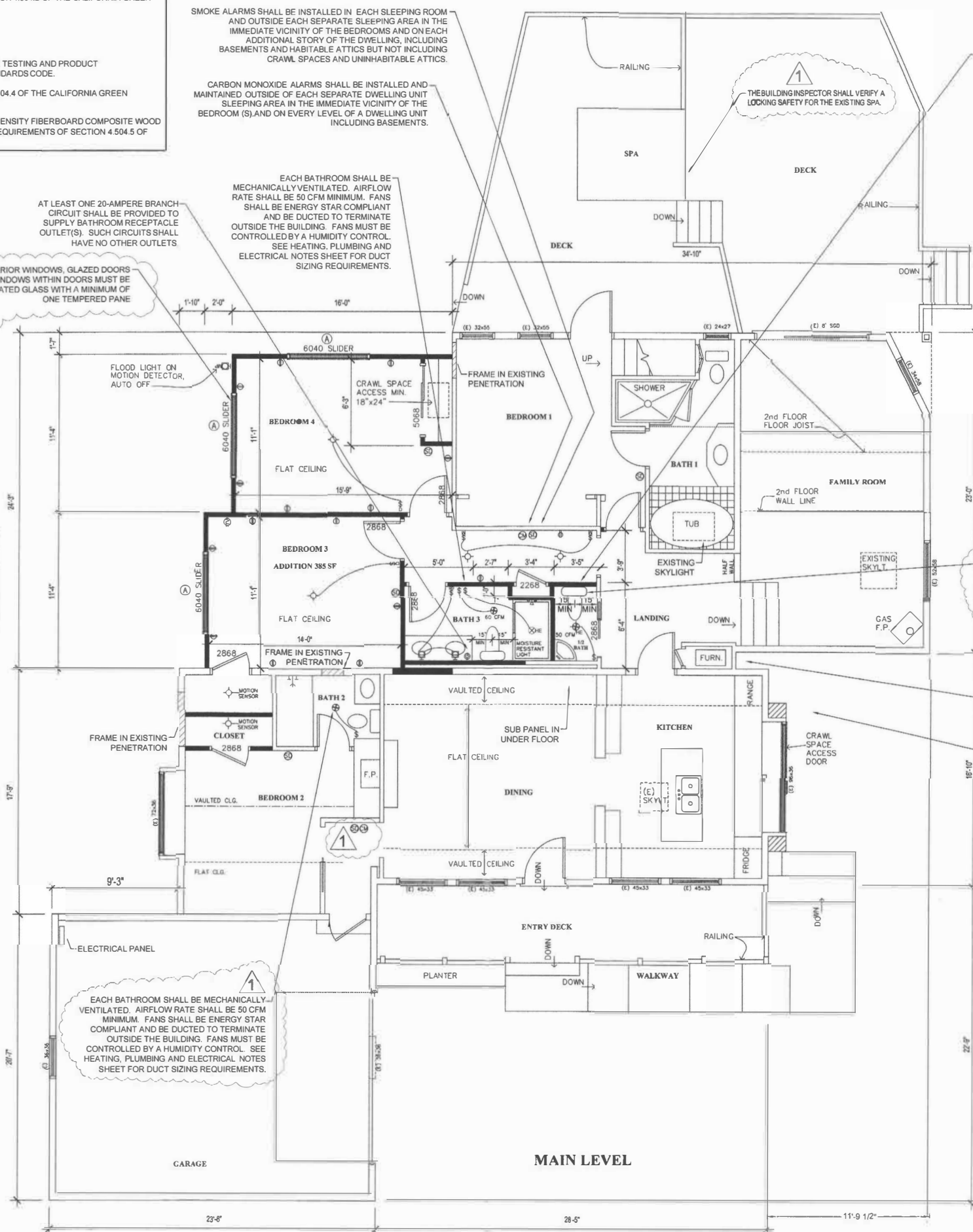
SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND MAINTAINED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM (S), AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

AT LEAST ONE 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLET(S). SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED. AIRFLOW RATE SHALL BE 50 CFM MINIMUM. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL. SEE HEATING, PLUMBING AND ELECTRICAL NOTES SHEET FOR DUCT SIZING REQUIREMENTS.

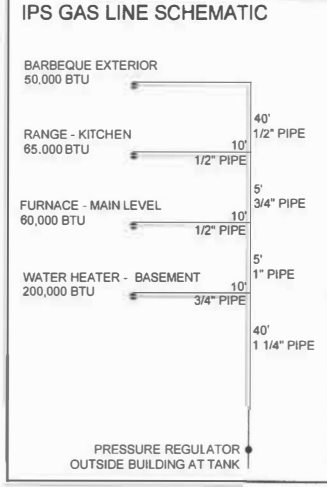
EXTERIOR WINDOWS, GLAZED DOORS AND WINDOWS WITHIN DOORS MUST BE INSULATED GLASS WITH A MINIMUM OF ONE TEMPERED PANE



WATER CLOSETS SHALL PROVIDE 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30" CENTER TO CENTER TO ANY SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET SHALL BE NOT LESS THAN 24".

FURNACE RUUD LP GAS 92.5 AFUE ACHIEVER 90 PLUS

WATER HEATER IN UNDERFLOOR TAKAGI T-H3 180,000 BTU / HR 0.84 EFFICIENCY PROVIDE GRAVEST DRIP FOR PROGRAM OR RELIEF VALVE



APPROVED BY [Signature] Building Plan Check 1/31/15

EXISTING FLOOR PLAN

SCALE 1/4" = 1'

1
3/1/15

CARPENTER & CARPENTER
 3300 Haas Dr. Aptos, 95003
 Phone (831) 662-8080
 Fax (831) 662-8080

OWNER:
 EVAN HAMMER
 21860 BEAR CREEK WAY
 BOULDER CREEK, CA 95006

PROJECT:
 HAMMER - LAHAV RESIDENCE
 21860 BEAR CREEK WAY
 BOULDER CREEK, CA 95006

DATE: JUNE 2014
 APN: 069 351 1 2

3

EXHIBIT D

FOR TAX PURPOSES ONLY

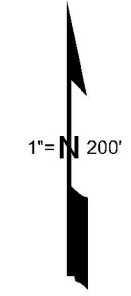
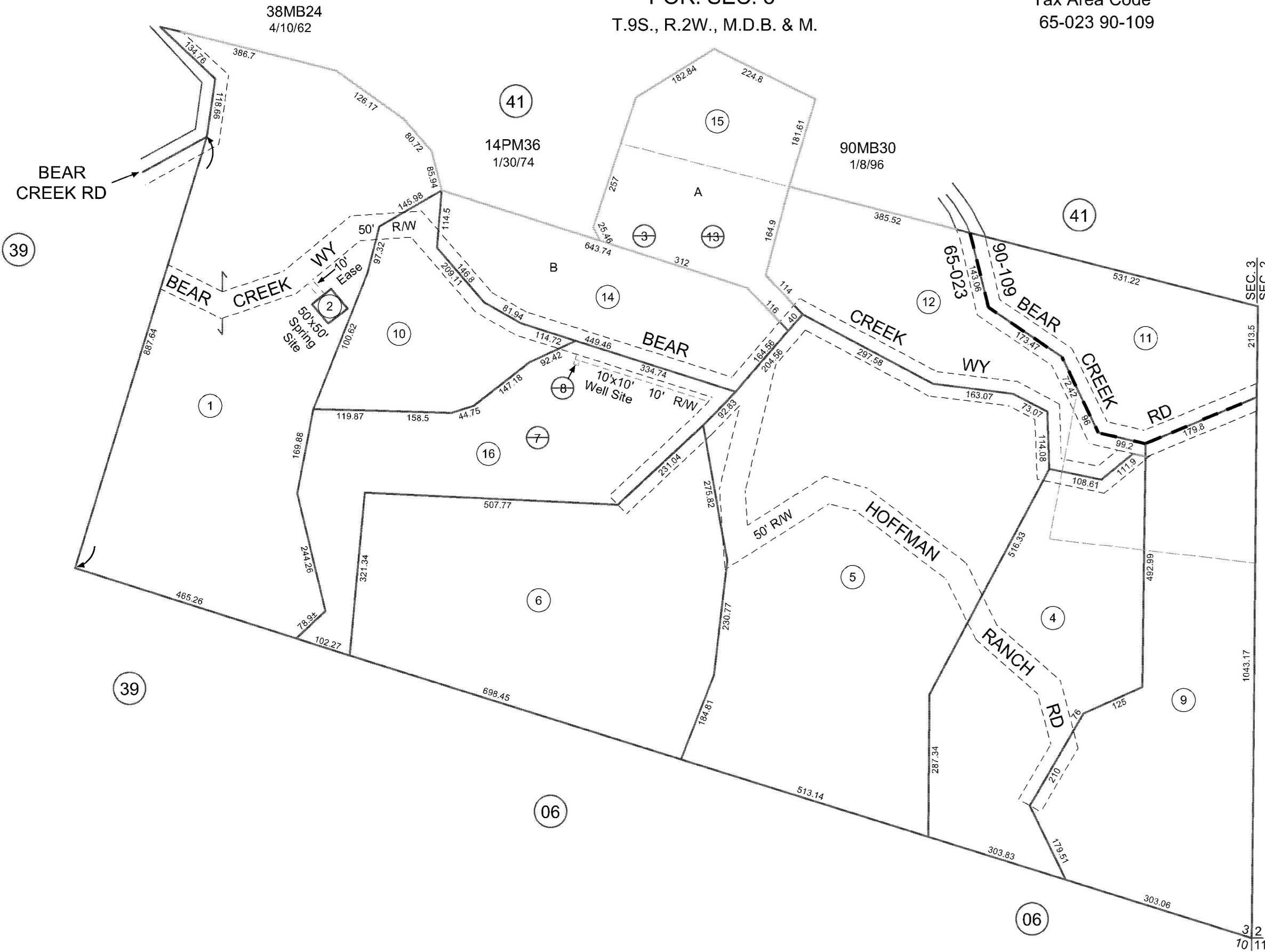
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Electronically drawn 5/1/97 KSA
Rev. 5/1/97 KSA (Street Name)
Rev. 12/10/97 CB (corrected pg. ref.)
Rev. 5/28/98 KSA (CA)
Rev. 9/6/01 mvm (changed page refs.)
Rev. 4/14/03 mvm (TCA change)
Rev. 4/20/05 CB (5-0025281, Comb 1-16)

POR. SEC. 3
T.9S., R.2W., M.D.B. & M.

Tax Area Code
65-023 90-109

89-35



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

Bk.91
01

Bk.91
11

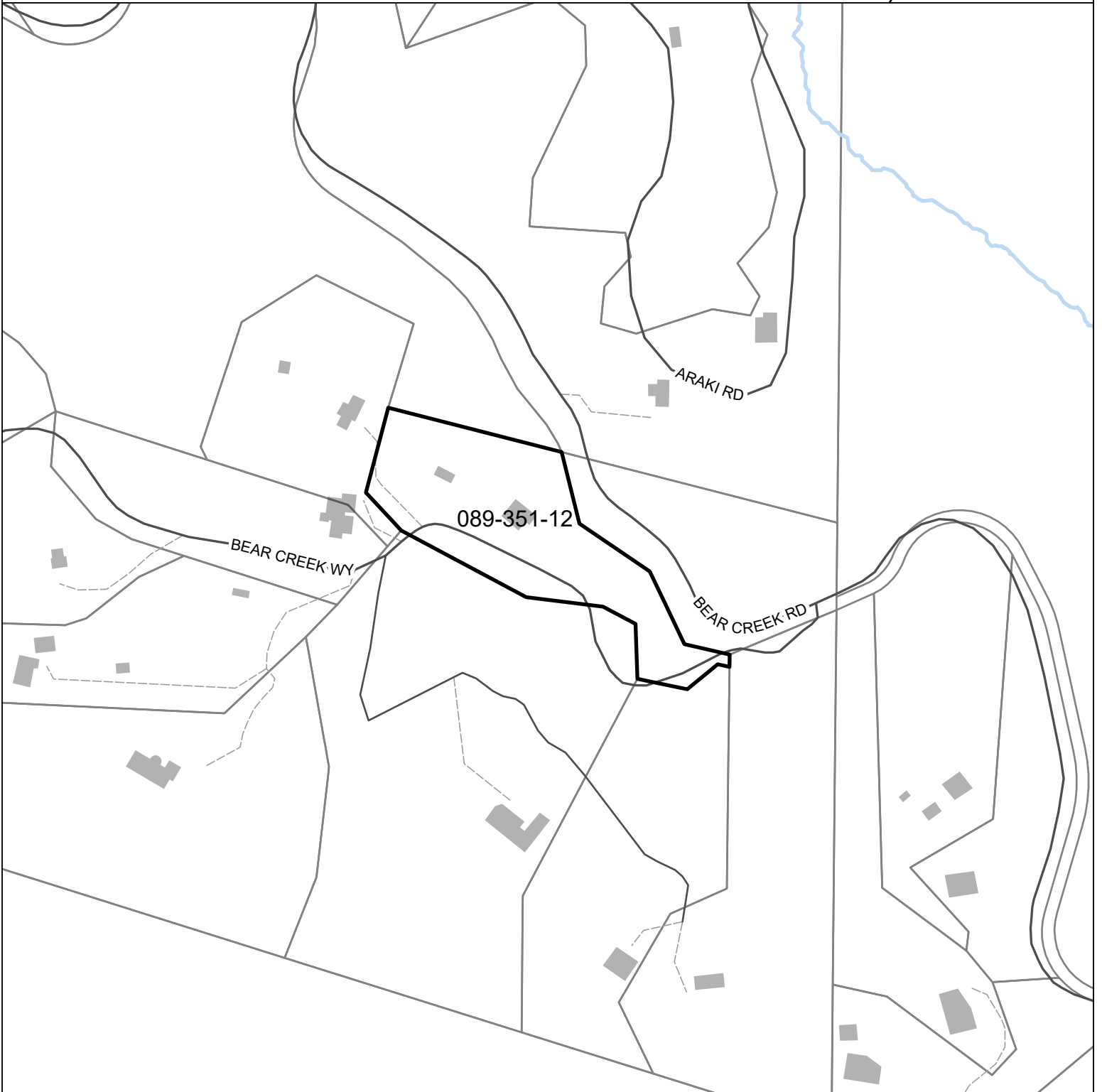
Bk.91
02

Assessor's Map No. 89-35
County of Santa Cruz, Calif.
May 1997

EXHIBIT E



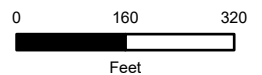
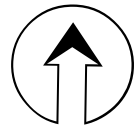
Parcel Location Map



Parcel: 08935112

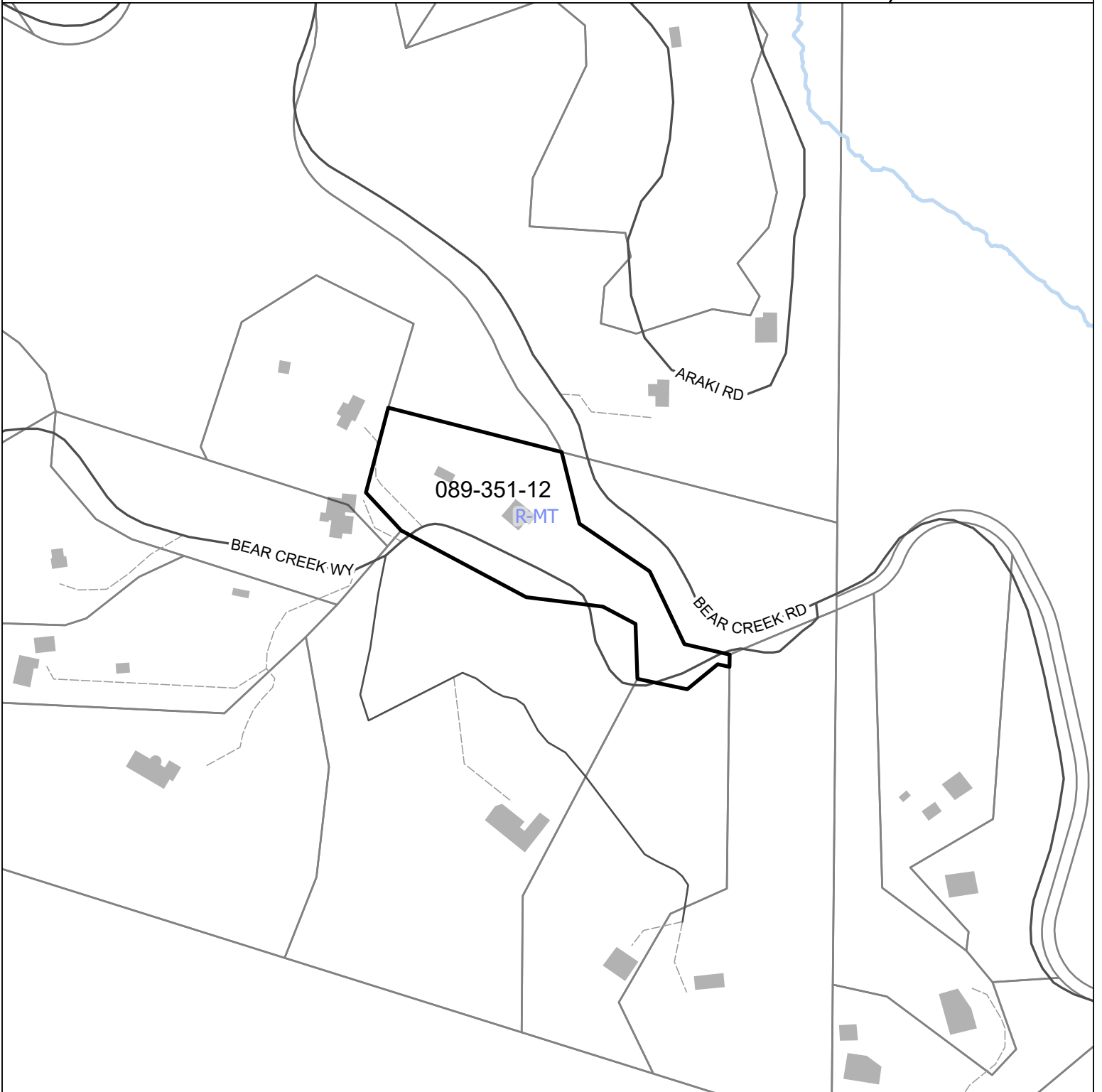
 Subject Parcel

Map printed: 5 May, 2026

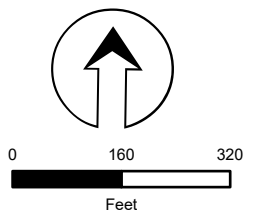




Parcel General Plan Map

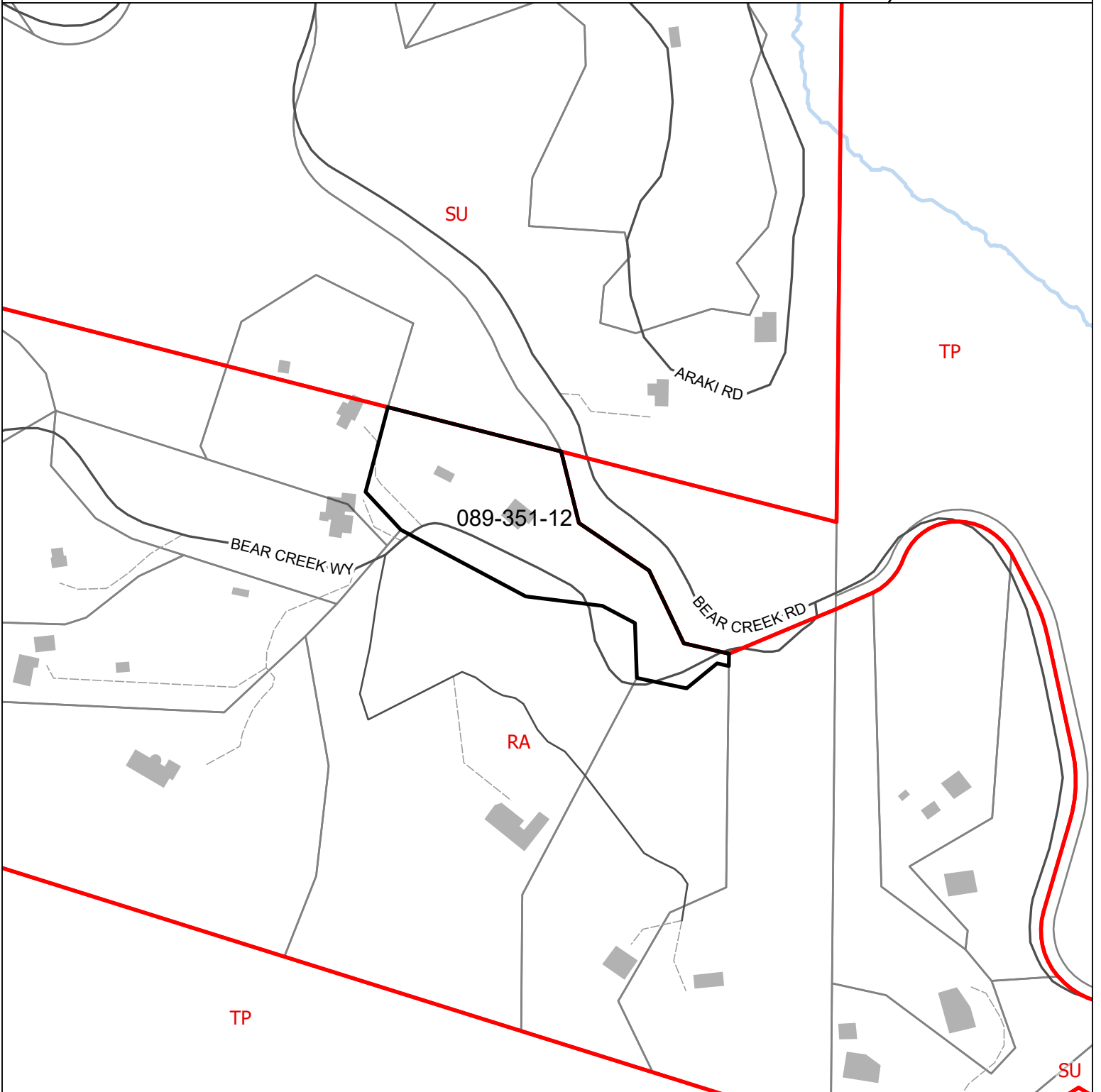
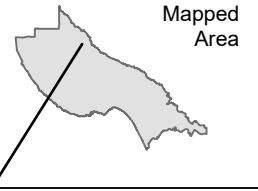


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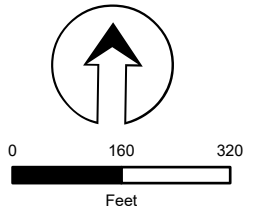




Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line: ___ Inside X Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: County Fire Protection District
Drainage District: Zone 8

Parcel Information

Parcel Size: 3.58 acres
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Bear Creek Way
Planning Area: Skyline
Land Use Designation: R-MT (Mountain Residential)
Zone District: RA (Residential Agriculture)
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: 0% - +50%
Env. Sen. Habitat: Not mapped
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Yes - Portion