

Exhibit A

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DRAFT RESOLUTION

Before the Housing and Community Development Zoning Administrator in and for the County of Monterey, State of California

In the matter of the application of:

BRIGGS MARIZE H TR

(PLN230348)

RESOLUTION NO. 26-

Resolution by the County of Monterey Zoning
Administrator:

- 1) Finding that the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and that none of the exceptions from Section 15300.2 apply to the project; and
- 2) Approving an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of one single-family dwelling residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Violations 23CE00379 and 26CE00026.

[PLN230348, BRIGGS MARIZE H TR,
376 CORRAL DE TIERRA UNIT 2 RD,
SALINAS, CA 93908, (APN: 151-041-030-000)]

The BRIGGS MARIZE H TR application (PLN230348) came on for a public hearing before the County of Monterey Zoning Administrator on April 9, 2026. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE:
 - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan (General Plan);
 - Toro Area Plan (TAP);
 - Monterey County Code Chapter 7.120; and
 - Monterey County Zoning Ordinance (Title 21).No conflicts were found to exist. No communication was received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) Project Scope. The project is located at 376 Corral de Tierra Unit 2 Rd, a County-maintained road, in Toro subject to the Toro Area Plan. The site

is developed with five single-family dwellings, a barn, two tool sheds, a carport, and a covered hay barn (Exhibit A.2). The site contains a small creek that runs through the front portion of the property. The proposed single-unit dwelling to be used for the commercial vacation rental, known as Unit #2, is 1,483 square feet, has three bedrooms, two bathrooms, a kitchen, and living room. The site is within a primarily Resource Conservation zoned rural area of the Toro Area Plan. On December 8, 2023, the Applicant/Owners submitted an application seeking to use one of their existing single-family dwelling units located in RC/10-VS, a residentially zoned neighborhood, as a Commercial Vacation Rental. The Applicant/Owner includes the single family dwelling to be occupied by a maximum of 7 people overnight and 10 people during daytime hours at the property at a time. The remaining structures on site are not included within this application and will continue to be occupied with the existing owners and/or long-term renters. The site has existing addressing to identify each of the structures upon arrival.

- c) Allowed Use. The property is located at 376 Corral de Tierra Rd Unit 2, Salinas, within the Toro Area Plan (APN: 151-041-030-000). The parcel is zoned Resource Conservation with a maximum gross density of 1 unit per 10 acres and a Visual Sensitivity Overlay, or “RC/10–VS”. Title 21 Section 21.36.050.JJ establishes the regulations for a property operating as a Commercial Vacation Rental on such property for transient lodging for a period of 30 calendar days or fewer pursuant to the granting of a Use Permit. Therefore, the proposed use is allowable.
- d) Lot Legality. The subject property (24.28 acres in size), APN: 151-041-030-000, is shown in its current size and configuration and described under separate ownership on the 1972 Assessor’s Parcel Map Book 151, page 4. Therefore, the County recognizes this lot as a legal lot of record.
- e) Land Use Advisory Committee (LUAC). This project was not referred to the Toro LUAC for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 15-043, this application did not warrant referral to the LUAC as it does not fall within the LUAC review guidelines.
- f) Emergency Response Time. Condition No. 6 requires that the applicants notify the guests of the average response time for emergency fire and medical services and the address and phone number of those services. The subject property complies with Title 21 section 21.64.290.F.5, adequate emergency response times for fire and emergency medical. The submitted Operations Plan includes contact information for County emergency services for fire and emergency medical. The property complies with adequate public facilities and services requirements pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. The subject property is within a 10-minute drive from the Monterey County Regional Fire Station 3 and a 20-minute drive from the Salinas Valley Health Medical Center, which provide 24-hour emergency medical and fire response services. The designated Property Manager for the Commercial Vacation Rental will be Michelle Briggs, who will reside at 376 Corral de Tierra Rd Unit 1, Salinas, CA 93908, in a separate single-family dwelling unit located on

parcel. Additionally, the applicant provided Ms. Briggs will be available 24/7 to respond within 30 minutes to any concerns on the property. The subject property complies with the requirement to provide contact information for County emergency services for fire and emergency medical. The contact information is included as required in the informational signage that must be posted within six feet of the front door.

- g) Business License. Condition No. 7 requires that the applicant obtain a Business License and provide documentation to prove that they comply with all of the requirements of the Business License pursuant to Title 7 Section 7.02.060. The subject property is required as conditioned to ensure that they always have an active Business License.
- h) Vacation Rental Operation License. Condition No. 8 requires that the applicant obtain a Vacation Rental Operation License and provide documentation to prove that they comply with all of the requirements of the Vacation Rental Operation License pursuant to Title 7 Chapter 7.120. The subject property is required as conditioned to ensure that they always have an active Vacation Rental Operation License.
- i) Transient Occupancy Tax. Condition No. 9 requires that the applicant register with the County of Monterey Treasurer-Tax Collector to pay Transient Occupancy Tax pursuant to Title 5 Chapter 5.40 and must pay Transient Occupancy Tax on all applicable rent received from transient occupancy of their residential property as a Commercial Vacation Rental. The subject property is required as conditioned to ensure payment of Transient Occupancy Tax to the County of Monterey Treasurer-Tax Collector is made pursuant to Title 5 Chapter 5.40.
- j) Parking. Parking requirements outlined in Title 21 Sections 21.64.290.F.6 and 21.58.040 require that a Single-Family Detached residential dwelling unit have two spaces/unit, which this application complies with as illustrated in the attached plans by one space.
- k) One Commercial Vacation Rental Per Legal Lot of Record. The subject legal lot of record complies with Title 21 Section 21.64.290.F.7 as this is the only Commercial Vacation Rental on the legal lot of record (APN: 151-041-030-000).
- l) Ownership Interest in One Commercial Vacation Rental in the Unincorporated Monterey County. The trustees of the legal lot of record comply with Title 21 Section 21.64.290.F.10 and do not have any ownership interest in any other Commercial Vacation Rentals in the unincorporated Monterey County. This application before the Zoning Administrator would be the first and only ownership interest the applicants would have in a Commercial Vacation Rental in the unincorporated Monterey County.
- m) Permit Expiration. Condition No. 5 applies a 7-year expiration to the granting of this after-the-fact Use Permit, pursuant to Title 21 Sub-Section 21.64.290.F.12.a. The purpose of this expiration is to provide adequate ongoing review of the approved use of the residential property as a Commercial Vacation Rental. Prior to its expiration, the owner/applicant shall file an extension in accordance with Title 21 Section 21.64.290.F.12.b, which requires submittal of the request at

least 30 days prior to the expiration date. The appropriate authority to consider this extension shall be the Zoning Administrator. This subsequent review will ensure: 1) the use continues to meet the standards of Title 21, and 2) an opportunity for Planning staff's review for ongoing compliance with the conditions of approval.

- n) Access. The property is accessed through Corral de Tierra Rd, a County owned and maintained road, and pursuant to Title 21 Section 21.64.290.F.4, and therefore, the subject property is not subject to the regulations in Title 16 Chapter 16.80. No comments or objections have been received and no further documentation or condition is required of the applicant.
- o) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230348.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning and HCD-Environmental Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230348.

3. FINDING: HEALTH AND SAFETY – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning and HCD-Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary infrastructure is in place to serve the use, as discussed in the evidence below.
 - c) The property has road access to Corral De Tierra Road, a County owned and maintained public road through an existing driveway. No alterations to this driveway or access are required for the use (see evidence “n” in Finding 1).
 - d) The parcel contains a creek from the northwest edge to the southeast edge towards the front of the parcel. Access to the creek will not be available to the guests of the commercial vacation rental. The Applicant/Owner states the creek is dry most of the year and there is dense tree and brush

vegetation, including dense poison oak, along the creek behind Unit 2 to prevent guest access. The parcel contains a bridge with attached fencing to cross over the creek and the bridge contains low and slow speed limit signage.

- e) The residence is connected to an existing Onsite Wastewater Treatment System (OWTS). A performance evaluation on the OWTS was provided to Environmental Health Bureau (EHB) and was subsequently deemed complete on March 3, 2026. Based on the evidence provided, EHB found that the OWTS was in good working order, functioning properly, and that the system was installed in the form and manner as required by the County, satisfying the requirements of Title 21 Section 21.64.290.F.8-9.
- f) The property is served by a private well connected to Corral De Tierra WS #40 water system which has been verified by the County of Monterey Environmental Health Bureau to satisfy the bacteriological and acute inorganic primary drinking water standards.
- g) Solid waste (garbage) collection service is and will continue to be provided by Waste Management.
- h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230348.

4. FINDING: **VIOLATIONS** – The subject property is not in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance.

EVIDENCE: a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is aware of two current violations existing on the subject property for a commercial vacation rental (Code Enforcement Cases 23CE00379 and 26CE00026). On November 13, 2023, an inquiry letter from HCD-Code Compliance was sent to the property owner stating that the property may possibly be in violation with Monterey County Code through the operation of a non-permitted vacation rental and that immediate action shall be taken to bring the property into compliance. On December 8, 2023, the applicant submitted a request for an after-the-fact Use Permit for a Commercial Vacation Rental to allow the use of a residential property for transient lodging for a period of 30 calendar days or fewer and abate Code Enforcement Violation No. 23CE00379 to bring their property into compliance with the Monterey County Code. The Commercial Vacation Rental for the inland area of the County of Monterey was in effective on October 14, 2024. The applicant failed to diligently pursue compliance with Commercial Vacation Rental permitting. On January 15, 2026, an administrative citation from HCD-Code Compliance was issued pursuant to an inspection conducted on January 14, 2026 which identified the unpermitted short-term rental use of residence. On February 13, 2026, the applicant submitted the remaining application materials to continue the permitting process to abate Code Enforcement Violation No. 26CE00026 to bring their property into compliance with the Monterey County Code. No additional complaints have been received.

- b) The violations (Code Enforcement No. 23CE00379 and 26CE00026) will be abated upon granting of this permit and brings the subject property into compliance.
- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230348.

5. FINDING: **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines section 15301, categorically exempts the leasing of existing private structures, involving negligible or no expansion of existing or former use.
 - b) The project proposed to allow the use of an existing residential property for transient lodging for a period of 30 calendar days or fewer. The project would not expand the residence nor would it allow any additional occupancy beyond what is allowed for the existing residence. Therefore, the project fits the criteria of the exemption.
 - c) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project, as discussed in subsequent Evidence “d” through “i”.
 - d) Class 1 exemptions are not qualified for an exception by their location.
 - e) The County’s regulatory process of Use Permits for the use of an existing residential property for transient lodging allows the County to regulate such uses in a way that would prevent adverse cumulative impacts to the surrounding environment. The requirement for a Use Permit for Commercial Vacation Rental activities ensures that the impact of such leasing activities can be appropriately evaluated. Further, Title 21 Section 21.64.290 establishes caps on the maximum amount of Use Permits for Commercial Vacation Rentals to ensure that the potential cumulative effects of Commercial Vacation Rentals are minimized. The maximum allowed for the Toro Land Use Plan is 173. This application is the 5th approved. The project is consistent with all the criteria in Title 21 Section 21.64.290 and, therefore, would not contribute to a cumulative effect.
 - f) The County prepared a Final Environmental Impact Report (FEIR) for the Vacation Rental Ordinances project, which was certified by the Board on August 27, 2024 (SCH# 2022080643). The FEIR analyzed the project for environmental impacts and did not identify any significant impacts of Commercial Vacation Rentals up to the Commercial Vacation Rental cap set for each County of Monterey Planning Area. The FEIR did address public comments that vacation rentals have the potential for negative side effects including nuisance issues such as traffic, parking and noise. However, no significant environmental effects were identified. County regulations have been developed and are in effect to ensure that vacation rentals remain compatible with existing residential uses. Cumulative impacts of the regulations taken together with other past, present, and probable future projects were analyzed and no significant effects were identified. There is no evidence suggesting

that approving this project would result in significant environmental impacts.

- g) There are no unusual circumstances related to the project that would create the reasonable possibility of a significant effect.
- h) The parcel is located on Corral De Tierra Road, a Scenic Highway Corridor, and is in a visually sensitive area of the Toro Area Plan. However, the project also does not propose any physical changes that would damage scenic resources: no construction, exterior alterations to structures, land alteration, or vegetation (or tree) removal are proposed.
- i) The project is not located on a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government code.
- j) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN230348.

6. FINDING: APPEALABILITY – The decision on this project may be appealed to the Planning Commission.

EVIDENCE: a) Planning Commission. Pursuant to Title 21 Section 21.80.040.B, an appeal of the Zoning Administrator's decision for this project may be made to the Planning Commission by any public agency or person aggrieved by their decision.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Find the project qualifies for a Class 1 Categorical Exemption pursuant to CEQA Guidelines Section 15301, and no exceptions under section 15300.2 apply; and
2. Approve an after-the-fact Use Permit for Commercial Vacation Rental to allow the use of one single-family dwelling on a residential property for transient lodging for a period of 30 calendar days or fewer to clear Code Enforcement Cases 23CE00379 and 26CE00026. All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of April 2026.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE DATE.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. This permit does not authorize any development and only authorizes the use of the residential property as transient lodging.

Form Rev. 1-27-2021

County of Monterey HCD Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN230348

1. PD001(B) - SPECIFIC COMMERCIAL VACATION RENTAL USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This after-the-fact Use Permit (PLN230348) for a Commercial Vacation Rental allows the use, by any person, of residential property (single family dwelling) for transient lodging for a period of 30 consecutive calendar days or fewer, counting portions of calendar days as full days, to clear Code Enforcement Violations 23CE00379 and 26CE00026. This property is located at 376 Corral de Tierra Rd Unit 2, Salinas, CA 93908 (Assessor's Parcel Number 151-041-030-000), Toro Area Plan. This rental allows an unlimited number of transient lodging rentals of up to 30 calendar days per 12-month period. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD. Any use not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (HCD - Planning).

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"An after-the-fact Use Permit for a Commercial Vacation Rental (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 151-041-030-000 on April 9, 2026. The permit was granted subject to 9 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

3. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

4. PD008 - NO EVENTS ALLOWED

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 21 Section 21.64.290.A, to protect the residential character of the neighborhood on an ongoing basis, the property shall be rented for only transient residential-related use. The property shall not be rented to either transient or short-term occupants for the purpose of holding a corporate or private event unless the County approves a separate entitlement to allow such events on the property. (HCD-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the property shall only be rented for transient residential-related use.

5. PD009 - PERMIT LIMITATION OF THE USE OF THE RESIDENTIAL PROPERTY AS A COMMERCIAL VACATION RENTAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This permit shall be valid for 7 years from the date of permit approval which is April 9, 2026, unless an extension is filed with County of Monterey HCD – Planning at least 30 days prior to the expiration of the permit. Approval of this Use Permit is limited to 7 years to provide an adequate, on-going review of the approved use of the Residential Property as a Commercial Vacation Rental.

The owner/operator shall file an application for extension of the permit in accordance with the Monterey County Code Title 21 Sections 21.74.110 and 21.64.290.F.12.b.

Compliance or Monitoring Action to be Performed: The applicant shall commence and operate the authorized use in accordance with County codes and State regulations and to the satisfaction of the HCD-Chief of Planning. Any request for a Use Permit extension must be received by HCD-Planning at least 30 days prior to the expiration date.

6. PD010 - SIGNAGE FOR ADEQUATE EMERGENCY RESPONSE TIME

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: To protect the occupants of the Commercial Vacation Rental, applicants must demonstrate and post in the Informational Interior Signage that the response times for County emergency services for fire and emergency medical will be adequate pursuant to the 2010 County of Monterey General Plan Safety Element Policy PS-1.1 and Table PS-1. (Monterey County Code Title 21 Section 21.64.290.F.5).

Compliance or Monitoring Action to be Performed: On an on-going basis the applicant shall notify occupants of the Commercial Vacation Rental of the average response time for emergency fire and medical services and describe the onsite fire protection systems. This information shall be provided to all occupants in the Informational Interior Signage and shall satisfy all requirements pursuant to Monterey County Code Title 7 Section 7.120.040.L.

7. PD018 - BUSINESS LICENSE REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.02.060.C, Owner/Operator is required to obtain a business license from the County of Monterey Treasurer-Tax Collector. This business license shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on an annual basis, the Owner/Operator shall provide proof that the property has been registered with the Monterey County Treasurer-Tax Collector.

8. PD031 - VACATION RENTAL OPERATION LICENSE

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Chapter 7.120, applicants are required to obtain a Vacation Rental Operation License from the County of Monterey HCD. This Vacation Rental Operation License shall be active and renewed annually for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use, HCD will issue the applicant a Vacation Rental Operation License.

9. PD053 - TOT REGISTRATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Pursuant to Monterey County Code Title 7 Section 7.120.040.C, Owner/Operator is required to register for Transient Occupancy Tax (TOT) with the County of Monterey Treasurer Tax Collector. The applicant's Transient Occupancy Tax Certificate shall be active for the term of this Use Permit.

Compliance or Monitoring Action to be Performed: Prior to the commencement of use and on a quarterly basis, the Owner/Operator shall pay Transient Occupancy Tax to the Monterey County Treasurer-Tax Collector pursuant to Monterey County Code Title 5 Chapter 5.40.

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GENERAL INFORMATION:

- Project: Briggs Residence - CVR APPLICATION
 - 376 Corral de Tierra Rd. Unit 2 Salinas, CA 93908
- Owner: Marize H. Briggs
 - 376 Corral de Tierra Rd. Salinas, CA 93908
 - (831)-238-0402
- Property Manager: Michelle Briggs (Owner’s Daughter)
 - (831)-238-0403
- APN: **151-041-030-000**
- House Descriptions:
 - Main House #1 - Property owner Marize Briggs lives full-time
 - **House #2 - COMMERCIAL VACATION RENTAL**
 - **1483 square feet**
 - **3 bedroom; 2 bathroom**
 - House #3 - Long-term tenant (NOT CVR)
 - 794 square feet
 - 1 bed 1 bath
 - House #4 - Long-term tenant (NOT CVR)
 - 576 square feet
 - 1 bed 1 bath
 - House #5 - Long-term tenant (NOT CVR)
 - 960 square feet
 - 1 bed 1 bath
- Zoning Attributes:
 - Zoning: RC/10-VS
 - Fire District: Monterey County Regional FDP
 - Historical Site: NO
 - Flood Zone: NO
 - Seismic Hazard Zone: NO
 - Number of Stories: 2
- Utilities:
 - Electric: PGE - existing service to maintain
 - Water: Private Water System - Corral de Tierra WS #40 - exisiting system
 - Solid Waste: Waste Management - existing service to remain
 - Propane: Wildhorse Propane - existing service to remain
 - Sewer: Existing septic system

NOTE:

- Guests do not have access to the creek. It is not visible from the CVR. There are trees along the entire creek and a fence preventing access as well.
- Guests do not have access to the shed/carport located across the road from the home. These structures are clearly used for equipment and storage purposes and are not part of the guest accommodations. Access to these areas is not provided to guests, and this is specifically noted in the check-in instructions provided to all guests.

ADDITIONAL PHOTOS



Unit #2 - Proposed Short Term Rental home. Additional photos included.

These long structures are both sheds/carports that are used for storage. Photos included in the next slide.

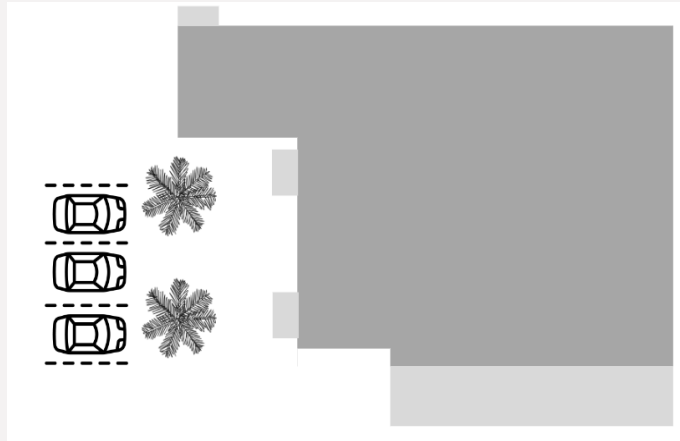


Unit #3 - Will continue to be rented to long-term tenants only.

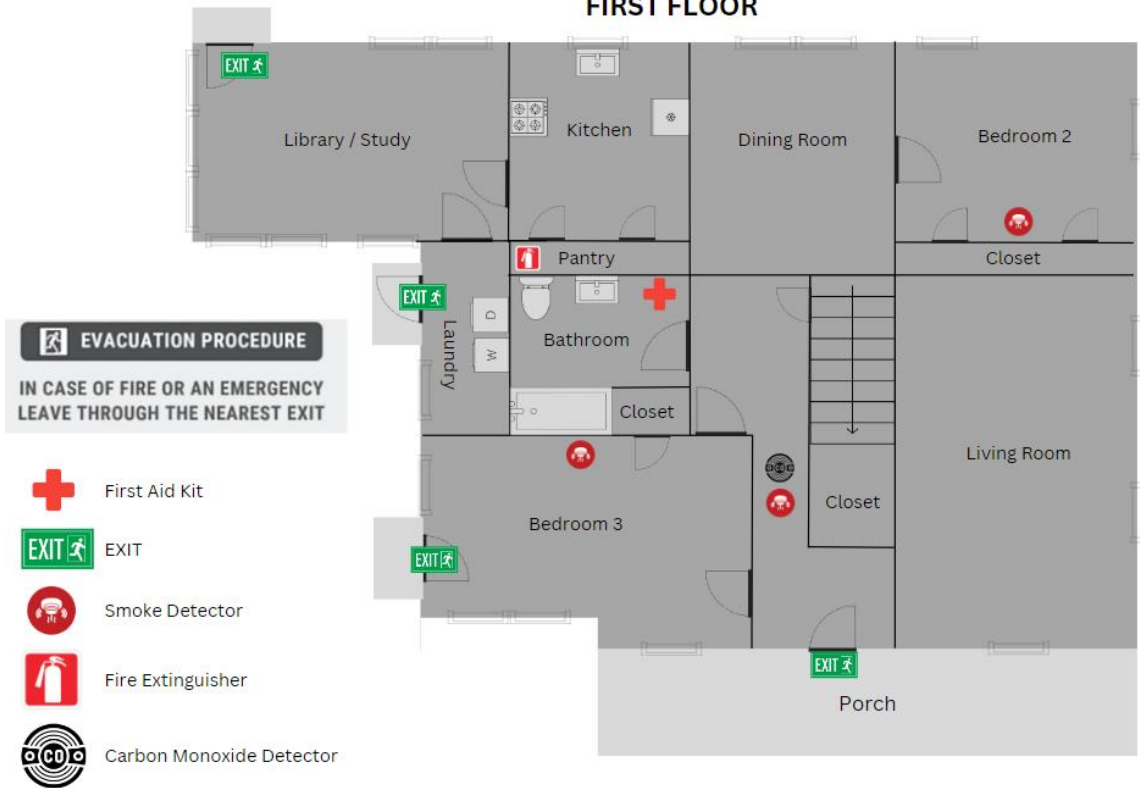
Unit #1 - Marize Briggs (owner of the property) and her daughter (Tatiana Briggs) live in this house located on the property just about 100 yards from the proposed Short Term Rental home.



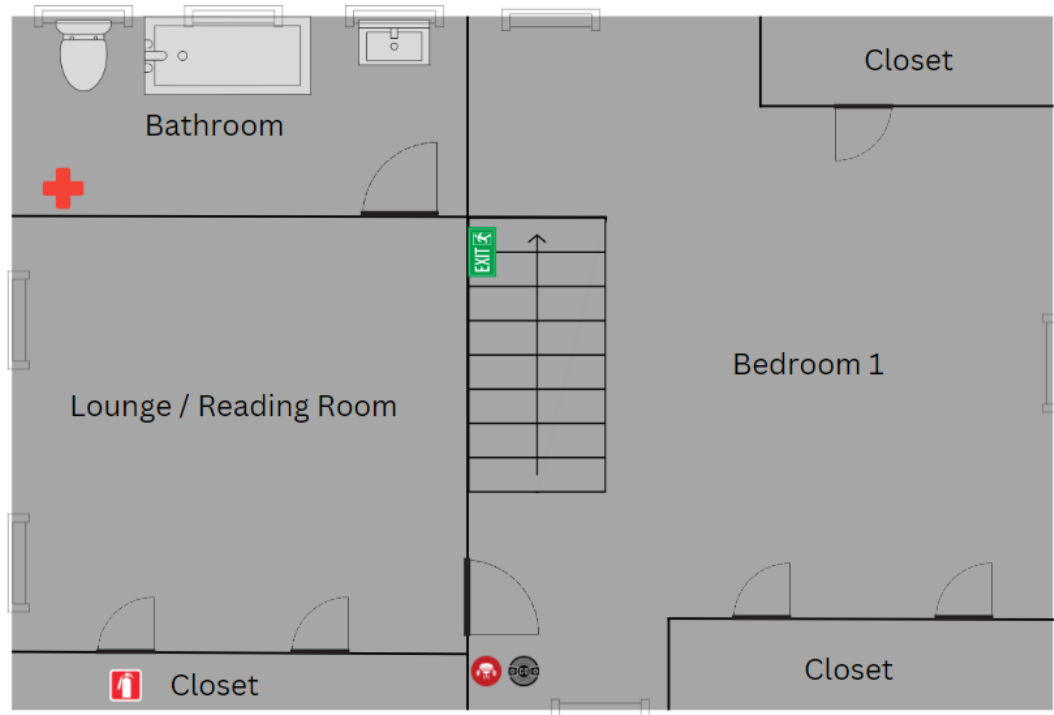
- **PARKING:** Designated parking spots marked in front of the house in between the two large palm trees (see diagram)

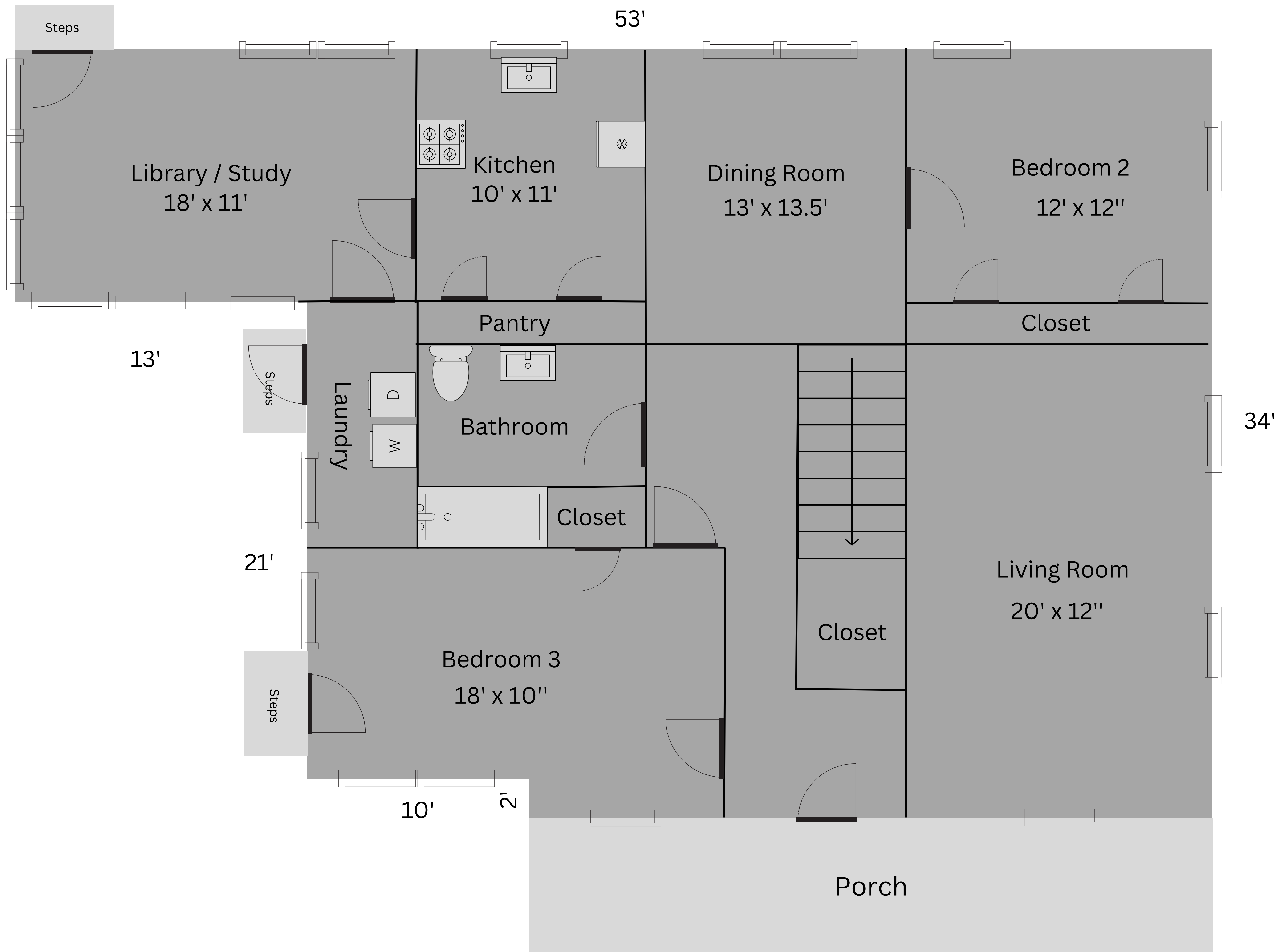


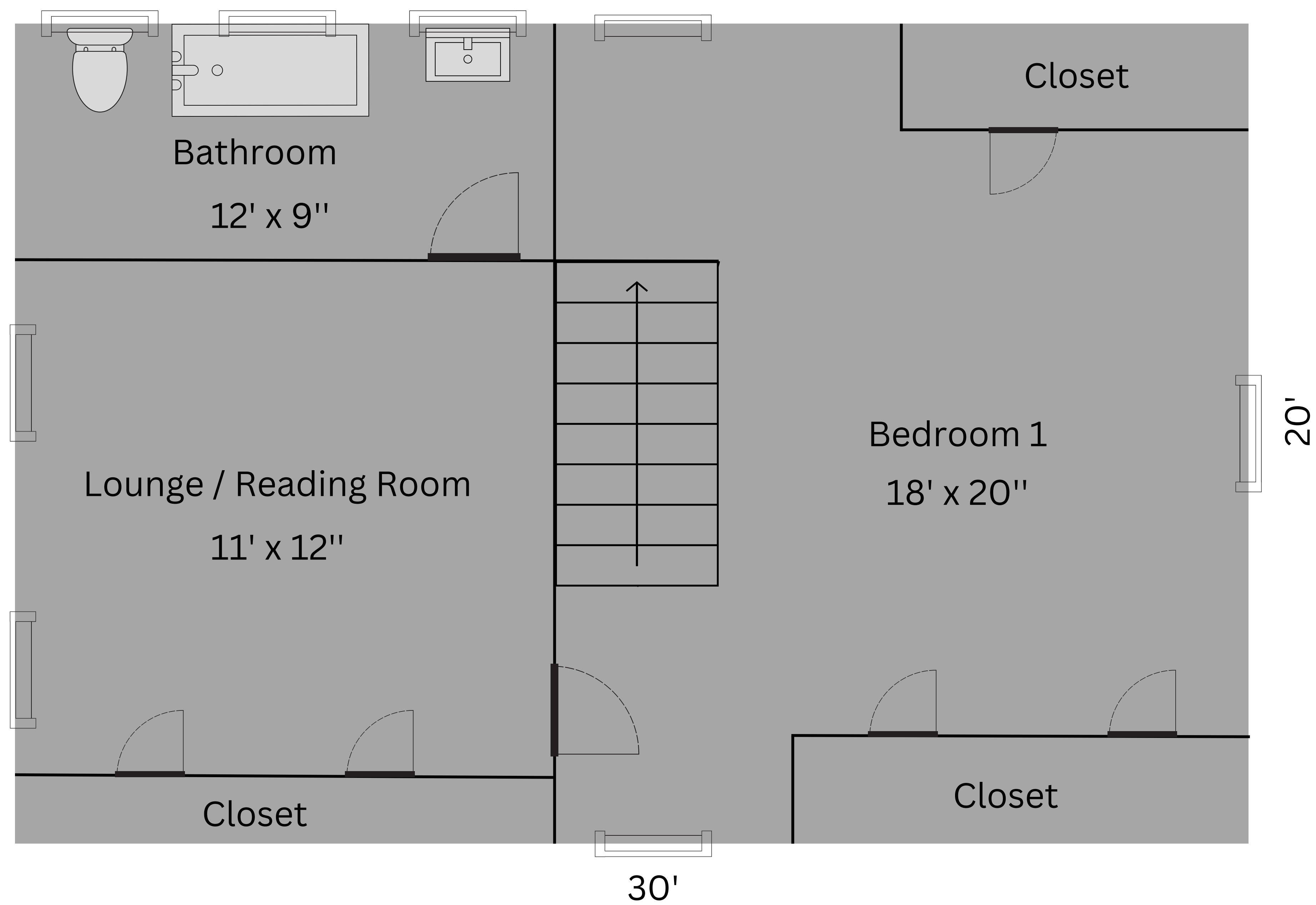
FIRST FLOOR



SECOND FLOOR







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County of Monterey

Housing and Community Development



Planning - Building - Housing
1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527
(831) 755-5025

Vacation Rental Operations Plan

Vacation Rental Type

Commercial Vacation Rental

Number of Non-hosted Rentals Per Year:

On average likely about 5 per month which would equal around 60 rentals per year.

118 characters

Fire Station Name and Address

Monterey County Fire Station #3 - 31 Laureles Grade

Street Number and Name

Salinas

City

California

State/Province/Region

93908

Postal/ZIP Code

Fire Station Phone

(831)-484-1197

Police Station Name and Address

Salinas Police Department 312 E Alisal St.

Street Number and Name

Salinas

City

California

State/Province/Region

93901

Postal/ZIP Code

Police Station Phone

(831) 758-7090

Hospital Emergency Room Name and Address

Salinas Valley Medical Center 450 E Romie Lane

Street Number and Name

Salinas

City

CA

State/Province/Region

93901

Postal/ZIP Code

Hospital Phone

(831) 757-4333

24-hour Clinic Name and Address

Salinas Health Medical Center 450 E Romie Ln

Street Number and Name

Salinas

City

California

State/Province/Region

93901

Postal/ZIP Code

24-hour Clinic Phone

(831) 757-4333

Number of employees who will maintain the Vacation Rental (such as landscape services, housekeeping services, management services, etc.):

0 direct employees

182 characters

Submit the following documents:

- Evacuation Maps.
- Most recent bill for waste services.
- Most recent bill for public sewer services.
- Most recent water bill or water test.
- On-site Parking Plan (if not included as a part of the Site Plan or Floor Plan).

NOTE: Upon completion, please click the "Print Form" button and save this form to your computer as a PDF and upload it into your [Accela Citizen Access](#) account. Upon entering your email address and clicking "Submit", you will receive an emailed confirmation of your form.

Completion of this form does not start the application process, all necessary forms must be uploaded to your Accela account.

If you chose another language, completed this form, and would like to save a copy of this form in that language, please click the "Print Form" button and save this form as a PDF before clicking "Submit".

To receive a copy of your submission, please fill out your email address below and submit.

Email Address
briggsmi0402@gmail.com

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Vacation Rental Home Inspection Checklist

Property Information

- ☐ Have your Vacation Rental Operation Application number ready. **PLN230348**
- ☐ Vacation Rental Address and Unit/Suite/Apt # **376 CORRAL DE TIERRA RD. UNIT 2 93908**
- ☐ Total number of bedrooms **3**
- ☐ Total number of onsite parking spaces (e.g. garage, driveway) **3**

Interior Inspection

- ☒ Beds are located in approved Bedrooms, in compliance with the Building Code at the time of construction, with appropriate ingress and egress.
- ☒ Every sleeping room has a functional smoke alarm.
- ☒ Every hallway with a sleeping room has a functional smoke alarm. Every floor has a functional carbon monoxide alarm.
- ☒ All built-in kitchen appliances operate properly and space for food storage, preparation, and serving are in good and safe condition. All electrical outlets in kitchen and bathrooms are Ground Fault Circuit Interrupter (GFCI) protected.
- ☒ Water heater is properly strapped, adequately vented, and temperature and pressure relief valves are drained to outside.
- ☒ Other heating equipment is in safe operating condition and placed in an approved location..
- ☒ There is at least one readily accessible class A fire extinguisher located in the home that has been serviced annually by a certified fire extinguisher company.
- ☒ The building conforms to the applicable state building and fire codes at the time the building was constructed.

Exterior Inspection

- ☒ There is no evidence of infestation, garbage, and debris at the site.
- ☒ The property has active garbage pick-up service.
- ☒ If a garage is present, it is only used as a garage and only non-combustible flooring exists. Driveway, if present, is open and accessible to vehicles.
- ☒ Property is in an overall safe and sanitary condition.
- ☒ Water heater is properly strapped, adequately vented, and temperature and valves are drained to outside. Other heating equipment is in safe operating condition and placed in an approved location.

Home Inspection Results

- ☒ Passed
- ☐ Failed

Remarks/Observations:

Home Inspector Certification

Under penalty of perjury, the undersigned certifies that the information on this form is based on an actual site inspection of the property and is complete and accurate.

Home Inspector or General Contractor Name & Acknowledgement:

Fernando Burgos
[Signature]

- ☒ California Contractors State License Board License Classification Type B
- ☐ California Contractors State License Board License Classification Type B-2
- ☐ California Contractors State License Board License Classification Type C-47
- ☐ California Real Estate Inspection Association
- ☐ American Society of Home Inspectors
- ☐ International Code Council
- ☐ International Association of Certified Home Inspectors

Please check the relevant certification agency and write your License/Certification number below:

Date: 1-10-25

Lic # 976921
E.F. Home Restorations

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